

City of Gaithersburg LAND USE PLAN

**2003
MASTER PLAN**



CITY OF GAITHERSBURG 2003 MASTER PLAN

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Daniel Janousek, Planner

CITY OF GAITHERSBURG 2003 MASTER PLAN

CHAPTER 2 LAND USE

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Prepared By:
Planning and Code Administration

Long Range Planning Team:
Mark DePoe, Long Range Planning Director
Kirk Eby, GIS Planner
Daniel Janousek, Planner

INTRODUCTION

The City of Gaithersburg is empowered under Article 66B (the Maryland Planning and Zoning Enabling Act) of the Annotated Code of Maryland to exercise autonomous planning and zoning powers as described. Article 66B, added to the Maryland Code in 1927 and now entitled Zoning and Planning, delegates basic planning and land use regulatory powers to the State's municipalities. Section 3.05, of Article 66B, mandates that a land use plan element be included in a Master Plan document.

The Land Use Plan describes general land use and zoning categories for properties located within the City's established boundaries and makes recommendations for future land use. The recommended land uses proposed are intended to be the most appropriate and desirable pattern of uses for both public and private land. Determining the land use classifications and recommendations did include a significant amount of research and study, mapping, and debate all of which involved a lot of public participation.

However, any plan for the future must be based on current conditions, projections and assumptions about what future populations and conditions will be, and reflect the goals and objectives of the City. This Land Use Plan is no exception and these projections and assumptions will include ongoing review and revision of the goals and objectives of the plan and City. Therefore, this Land Use Plan is intended to be a continuous one and to be an ongoing or "living document" where the plan is continually expanded and changed to respond to updated projections and assumptions and to changes in the goals and objectives of the City.

LAND USE AND ZONING CATEGORIES

This Gaithersburg Master Plan Land Use section contains a variety of land use designations to describe and establish current and intended land uses in different areas of the City. The designations contained in this Master Plan are described below and can be seen on the [Master Plan Map Designations](#) and [Special Study Areas Map](#).

Land Use Categories (Map Designations)

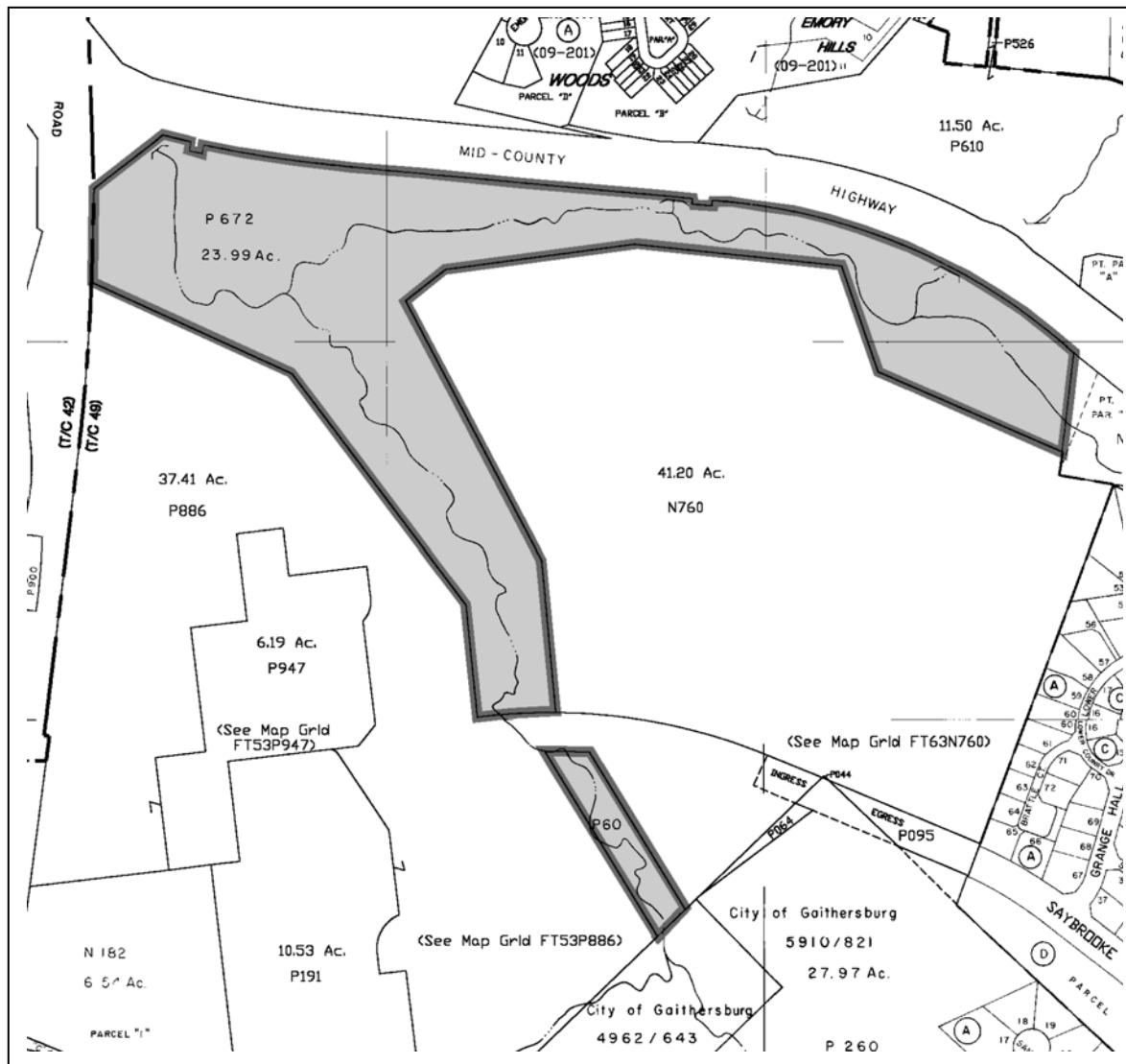
Low Density Residential
Medium-Low Density Residential
Mixed Residential
Mixed Use
Residential-Office
Commercial-Office-Residential
Commercial-Office
Commercial/Industrial-Research-Office
Industrial-Research-Office
Institutional
Open Space

Zoning Categories

R-A Low Density Residential (20,000 sq.ft. minimum/unit)
R-B Residential Buffer
R-9 Medium Density Residential (3 units average/acre)
R-90C Cluster Development (3.5 units/acre)
R-6 Medium Density Residential (6 units/acre maximum)
RP-T Medium Density Residential (9 units/acre maximum)
R-18 Medium Density Residential (18 units/acre maximum)
R-20 Medium Density Residential (21.5 units/acre maximum)
R-H High Density Residential (54 units/acre maximum)
MXD Mixed Use Development
R-O Planned Residential
CBD Central Business District
CD Corridor Development
C-B Commercial Buffer
C-1 Local Commercial
C-2 General Commercial
C-3 Highway Commercial
H-M Hotel-Motel
E-1 Urban Employment
E-2 Moderate Intensity Industrial Park
I-1 Light Industrial
I-3 Industrial and Office Park
I-4 General Industrial

MAP DESIGNATIONS

1. Retain Tax Map FT53 Parcel P672 and Tax Map FT62 Parcel P60 as Open Space.

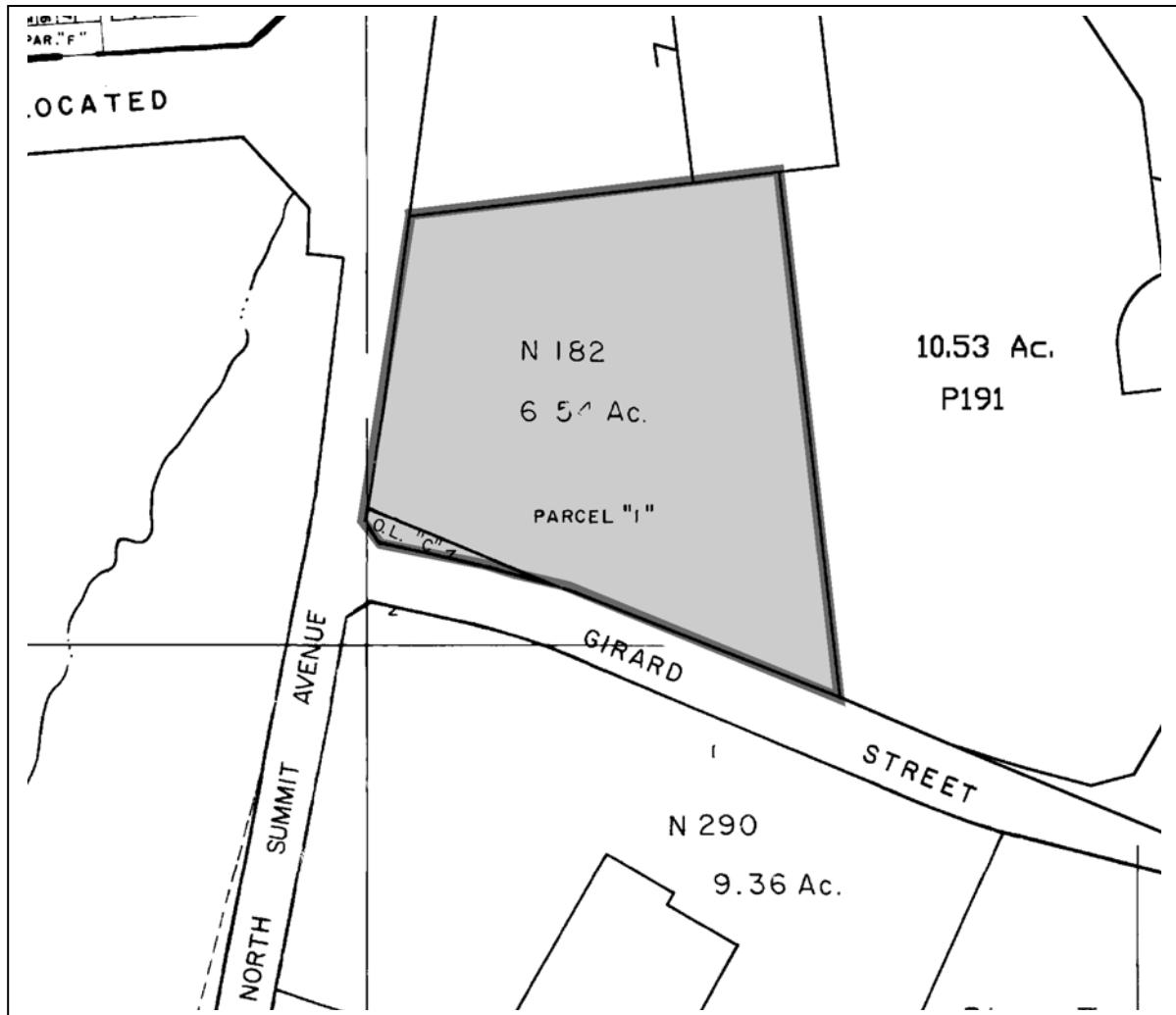


These two City-owned parcels, consisting of 25.19 acres, include the Whetstone Run Tributary #4 stream valley. This stream has been identified as being in fair condition in the 1996 Sensitive Areas report for the City.

Land Use and Zoning Actions:

- Retain Open Space land use designation
- Zoning remains R-A

- 2. Retain Tax Map FT52 Parcel N182 and Outlot C Section 2 Woodwinds Park as Commercial-Office-Residential.**

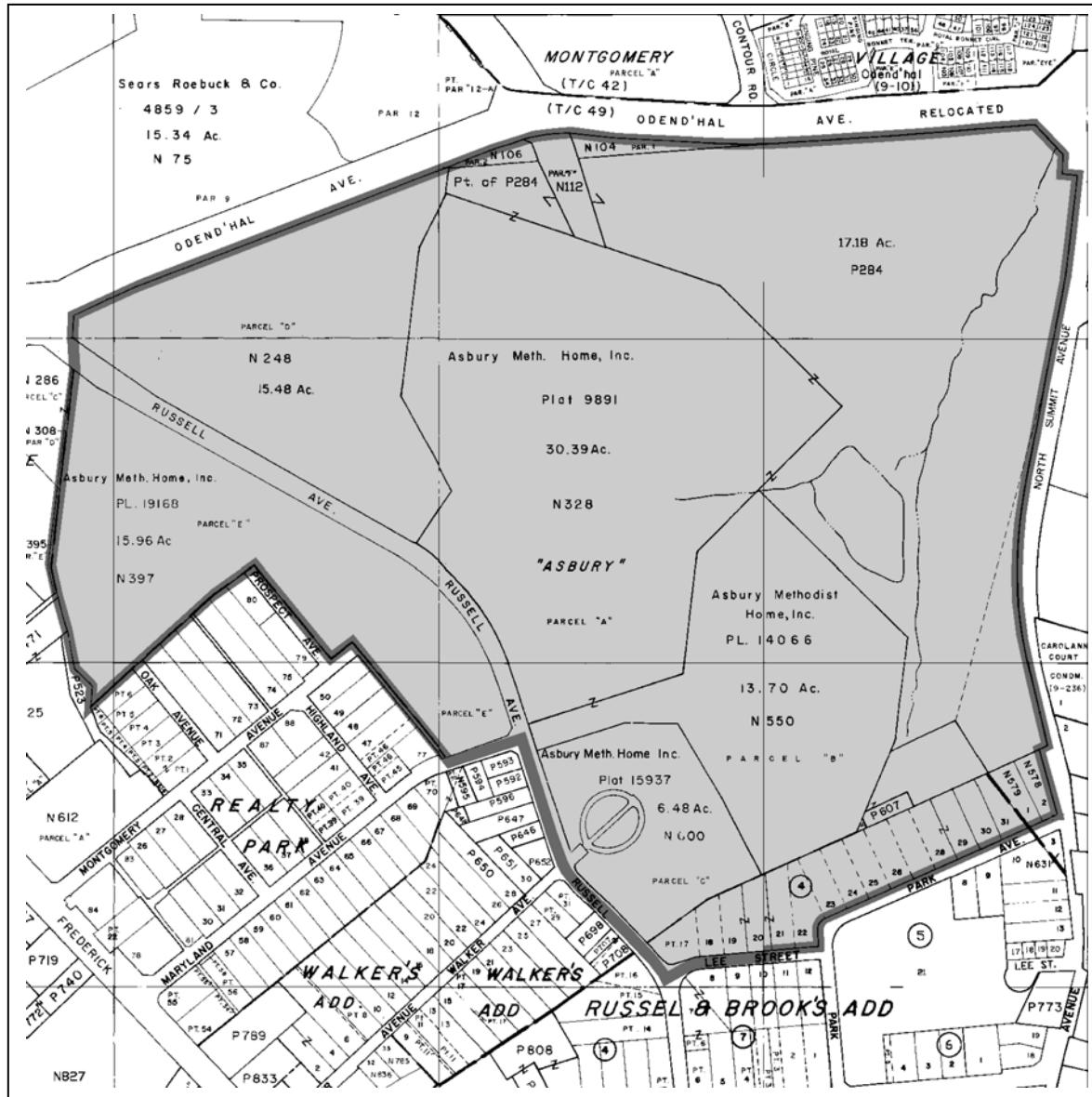


This map designation contains the Summit Shopping Center. The surrounding land use is also designated as commercial-office-residential and will likely develop as mixed use residential in whole or in part. This area should be redeveloped to accommodate the future surrounding development. Live-work units and office development would be appropriate uses to serve the adjacent residential development and provide for additional housing opportunities within the City. Additional access points to the center should be provided and buildings should be placed in a manner to provide a pedestrian-safe environment that is consistent and complements the future surrounding development. The commercial uses envisioned for live-work units are unique specialty retail shops and professional offices.

Land Use and Zoning Actions:

- Retain Commercial-Office-Residential land use designation
- Recommend Zoning change from C-2 to MXD

3. Designate Tax Map FT52 N578 N579 P284 P607, Parcels A-F Asbury, Parcels 1-2 Section I-B Montgomery Village, and Lots 17-31 Block 4 Russell and Brookes Addition as Mixed Residential.



These parcels, equaling 131 acres, contain the Asbury Methodist Village, a retirement community. The main portion of the Asbury campus was annexed into the City as X-157 in 1991. This retirement village is a community that contains a total resident population of 1,166 persons (as of April 2003) residing in independent living-unit apartments and villas, and assisted living units.

A building master plan has received concept approval from the City Planning Commission which includes seven development areas on 115 acres with a total build-out number of 3,083 units. The existing Asbury Villas, located on Parcel E (16 acres) is located across Russell Avenue from the main campus of Asbury and

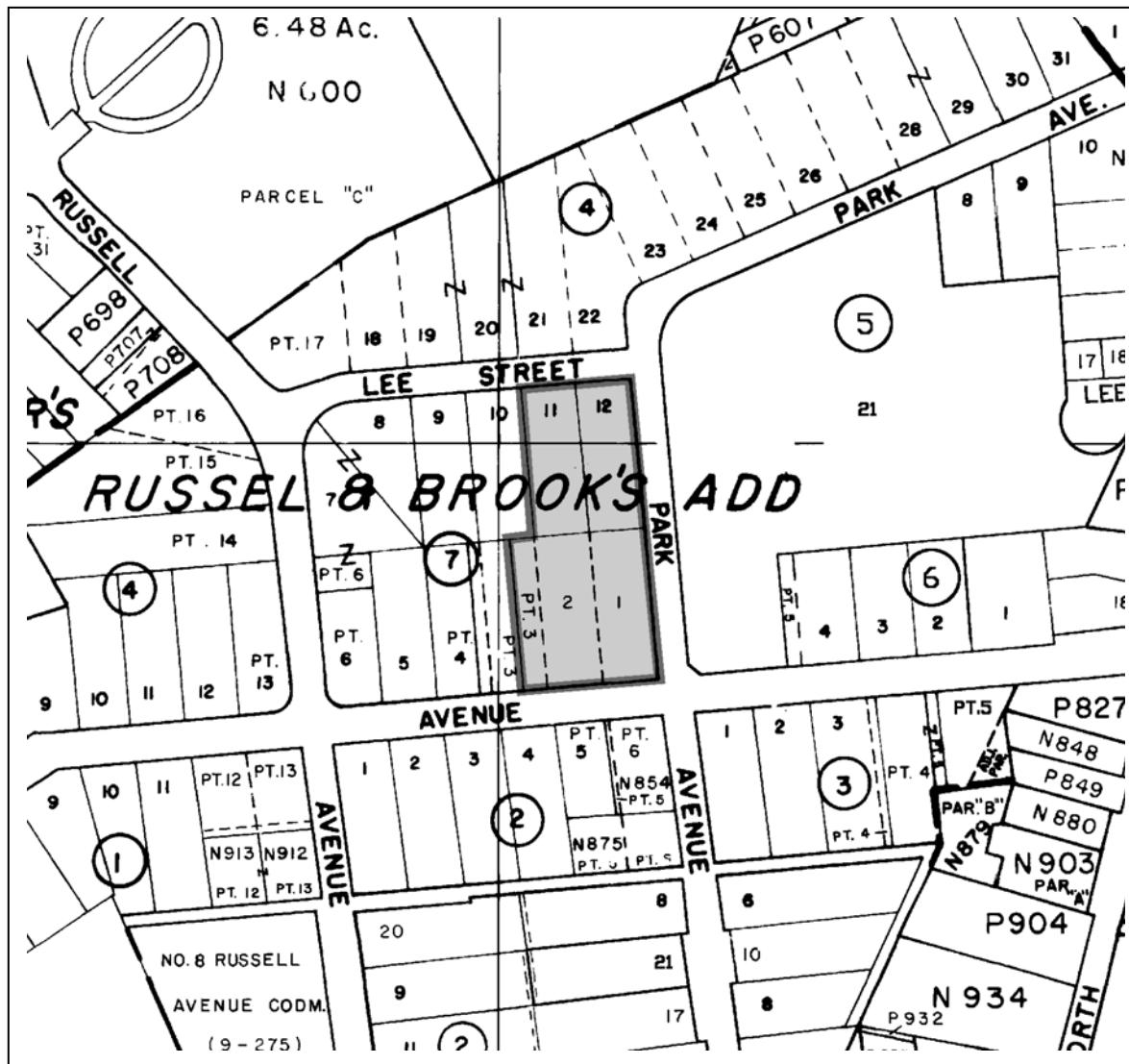
consists of 73 independent living units. The land use designation of mixed residential and corresponding zoning category of R-90 will allow the Asbury Methodist Village to grow in line with its proposed master plan.

Road improvements are planned for Russell Avenue to calm traffic. In addition to the traffic calming plan, there are two planned hiker-biker trails that will affect the Asbury property. A hiker-biker trail is planned along the west side of Goshen Road as part of the City's master plan of trails, and future dedication may be required for this facility. If the trail is constructed, the large tree stands along Goshen Road should be preserved. Another hiker-biker trail is planned along Russell Avenue. A portion of this trail is expected to be constructed by the City of Gaithersburg on the north side of Russell Avenue between Montgomery Avenue and Lee Street. The remaining portion of this planned facility will run on the north side of Russell Avenue between Montgomery Avenue and Odendhal Avenue.

Land Use and Zoning Actions:

- Adopt Mixed Residential land use designation
- Zoning remains R-90

4. Designate Lots 1, 2, 11, 12, and Part Of Lot 3 Block 7 Russell and Brook's Addition as Mixed Use.

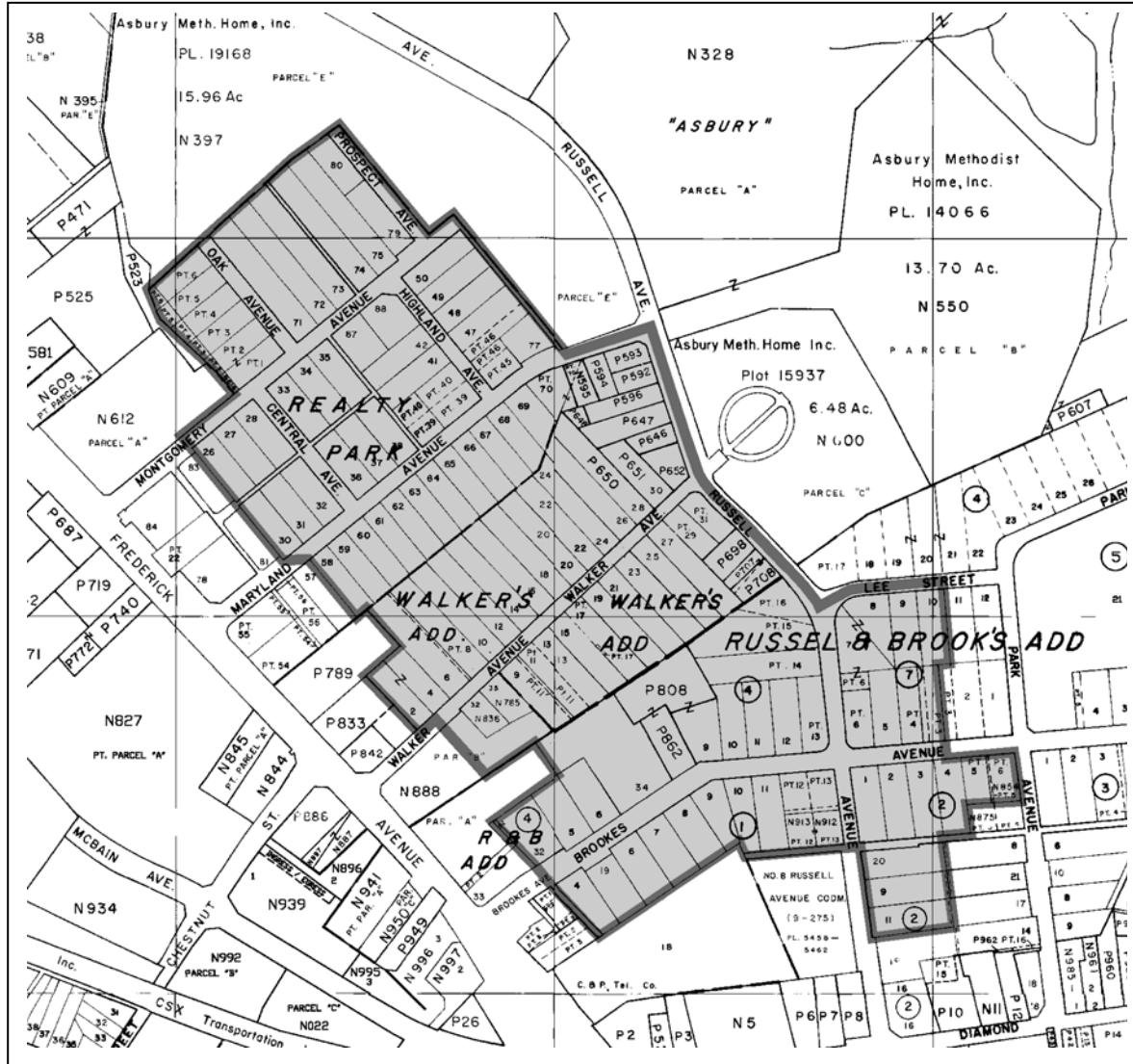


These lots contain the City's Constitution Gardens Park and the Park Station Apartments Clubhouse. The Park Station Apartments were developed in 1999 as part of the Olde Towne revitalization strategy. The Clubhouse and pool for the apartments are located on this City-owned property. The current R-90 zoning is not consistent with the clubhouse and pool uses. A land use designation of mixed use will make the recreational use conforming and help tie the land use to the apartment units.

Land Use and Zoning Actions:

- Adopt Mixed Use land use designation
- Recommend Zoning change from R-90 to CBD

5. Retain the Brookes, Russell, and Walker Historic District and the Greater Historic District as Low Density Residential.



This land use designation will reconfirm the City's commitment to preserving Gaithersburg's heritage by formally establishing the Brookes, Russell, and Walker (BRW) Historic District in the Master Plan. A description of the historic district can be found in the Historic Preservation Element of the Master Plan.

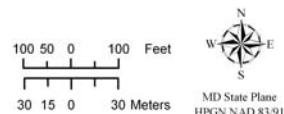
The Greater Historic District includes Realty Park and the remainder of the Russell and Brookes addition that is not included in the BRW Historic District. Realty Park consists of homes bound by Montgomery and Maryland Avenues, and the rear lot line of the Asbury Villas and has been identified as a potential area for an additional historic district. In 1920, this tract of land was sold by Herman Rabbitt to the Gaithersburg Realty Company, which named the area Realty Park. Several prominent town leaders made their homes in this

residential neighborhood of mostly brick Foursquare. The history of this area will need to be researched further before a formal designation is considered.

The Greater Historic District Committee has endorsed a series of improvements to the district to calm traffic and maintain a pedestrian friendly environment in the District. These improvements include reducing street pavement widths, adding center islands at the entrances to the district on Frederick Avenue, painting and raising crosswalks, installation of special paving materials at some road intersections, and using neckdowns to separate commercial and residential areas.

Brookes, Russell, and Walker Historic District

BRW Historic District.mxd - 6-May-2003 - jke pap

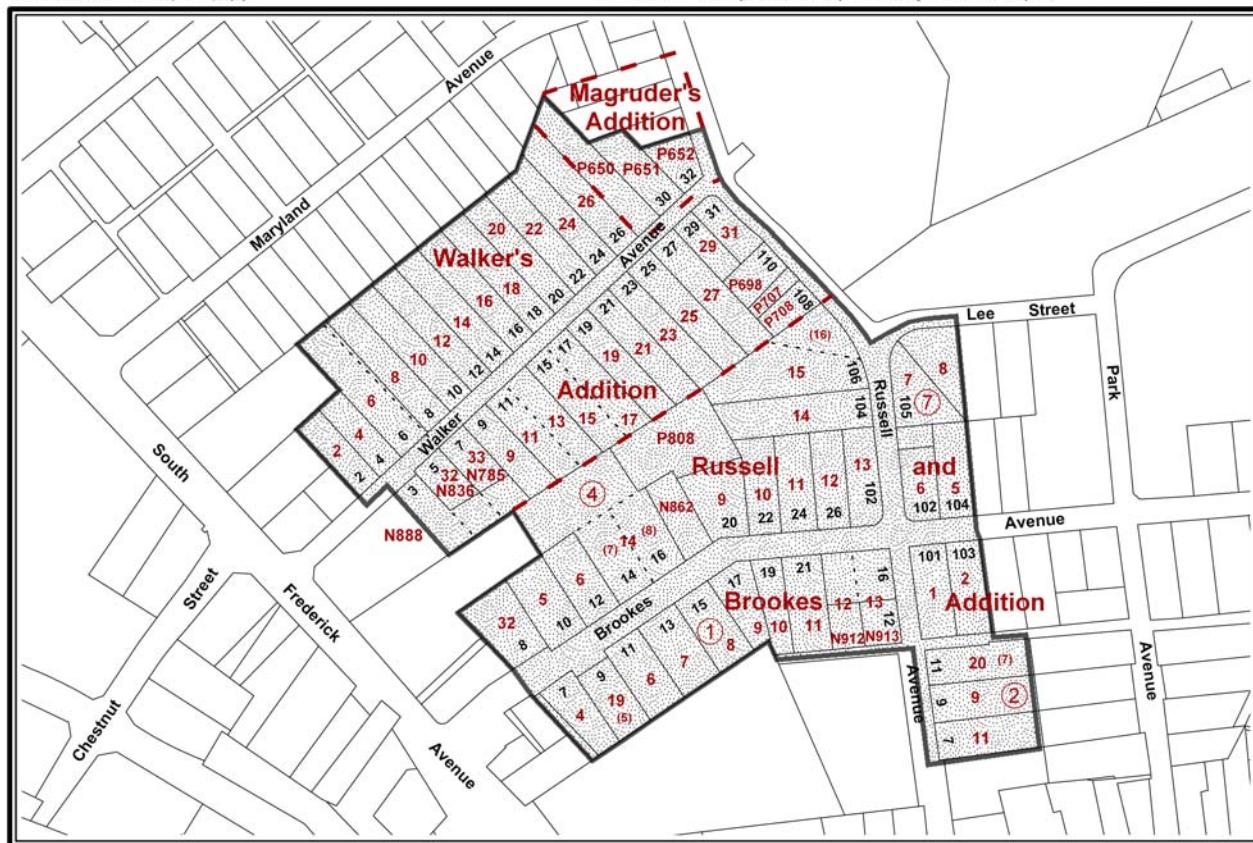


Property boundaries ©2003 M-NCPPC and City of Gaithersburg.

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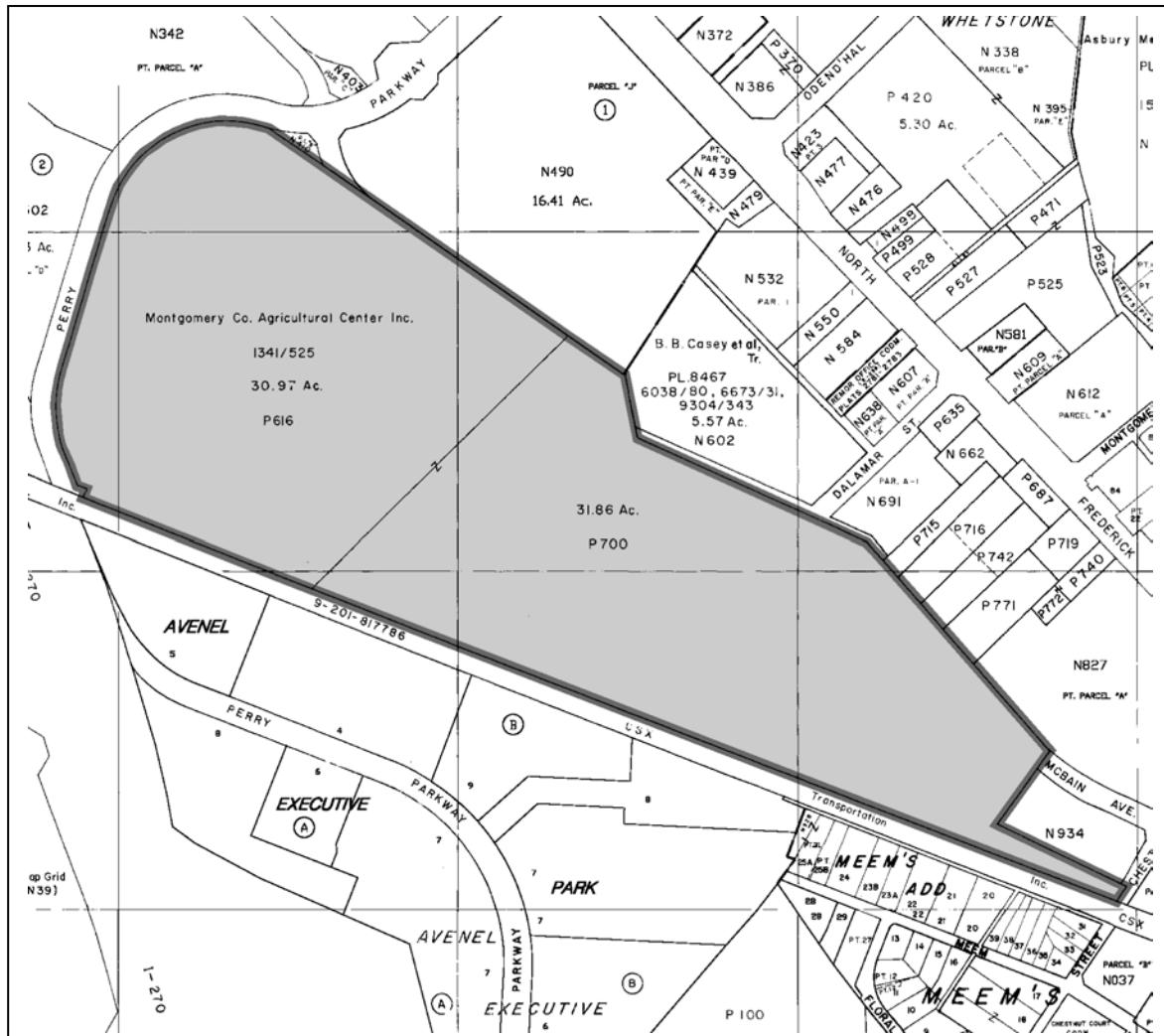
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Planning and Code
Division of Zoning
Gaithersburg, MD 20878
(301) 256-6330
www.ci.gaithersburg.md.us



Land Use and Zoning Actions:

- Retain Low Density Residential land use and confirm Historic District designation and location of the Greater Historic District
- Zoning remains R-90

6. Retain Tax Map FT32 Parcels P700 and P616 as Open Space.

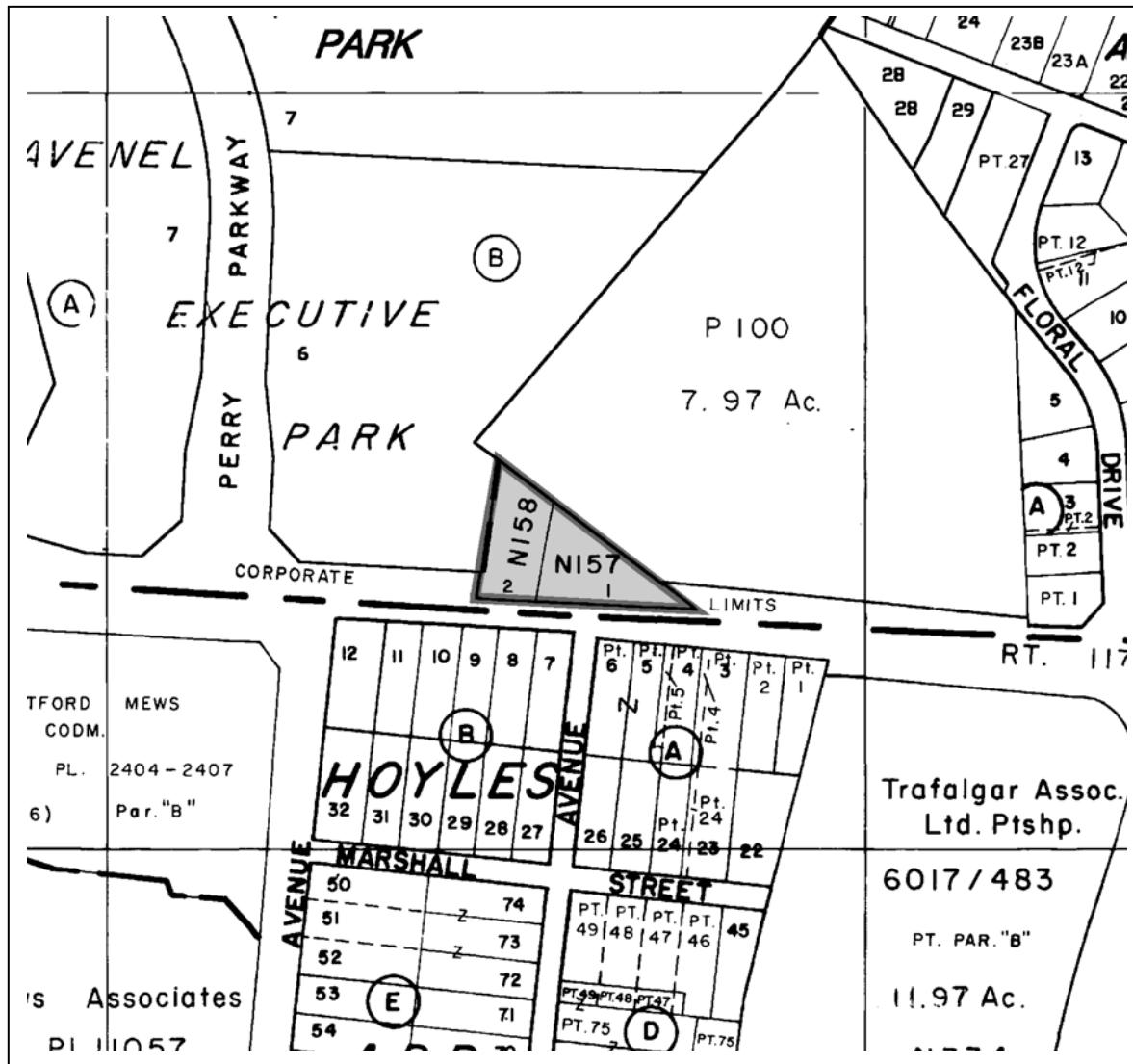


These two parcels are owned by the private nonprofit Montgomery County Agricultural Center Inc. and host of the annual Montgomery County Fair. Designation of these parcels as agricultural-recreational will better reflect their current use. The Montgomery County Fair Board has embarked on a long-range planning schedule for future improvements to the fairgrounds. The zoning on Parcel P700 should remain Light Industrial (I-1) and the zoning for Parcel P616 should be changed to Light Industrial (I-1), to accommodate the types of uses currently conducted on this parcel, including the carnival and amusement rides.

Land Use and Zoning Actions:

- Retain Open Space land use
- Zoning to remain I-1 on Parcel P700
- Recommend Zoning change from R-A to I-1 on Parcel P616

7. Designate Tax Map FT41 Parcels N157 and N158 as Institutional or Industrial-Research-Office.



The land remaining from these two parcels, which were partially used for the widening of West Diamond Avenue, is approximately 0.4 acres. It is envisioned that this land, now owned by the State of Maryland, would eventually be sold for the expansion and use of either the Avenel Business Park or the First Baptist Church, the adjacent properties on either side and to the rear of the parcels.

Land Use and Zoning Actions:

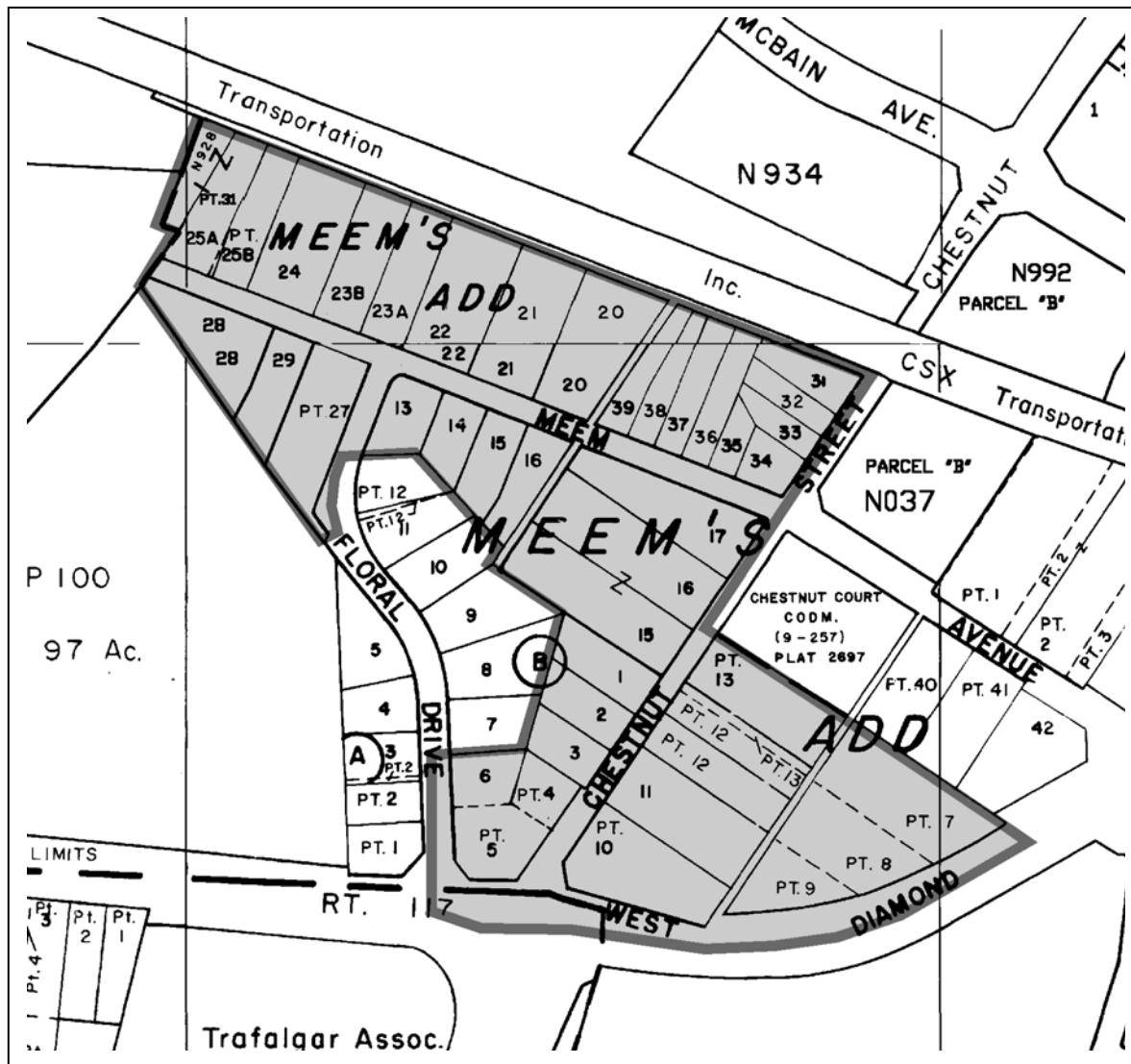
Option A (use associated with existing church)

- Adopt Institutional land use designation
- Recommend Zoning change from R-B to R-A

Option B (use associated with Avenel Business Park)

- Adopt Industrial Research-Office land use designation
- Recommend Zoning change from R-B to E-1

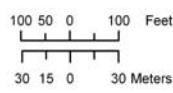
8. Retain the Chestnut-Meem Historic District as Low-Density Residential and Open Space.



This land use designation will reconfirm the City's commitment to preserving Gaithersburg's heritage by formally establishing the Chestnut-Meem Historic District (originally established in 1998) in the Master Plan. A description of the historic district can be found in the Historic Preservation Element of the Master Plan

Chestnut-Meem Historic District

Chestnut-Meem Historic District.mxd - 6-May-2003 - jke pup



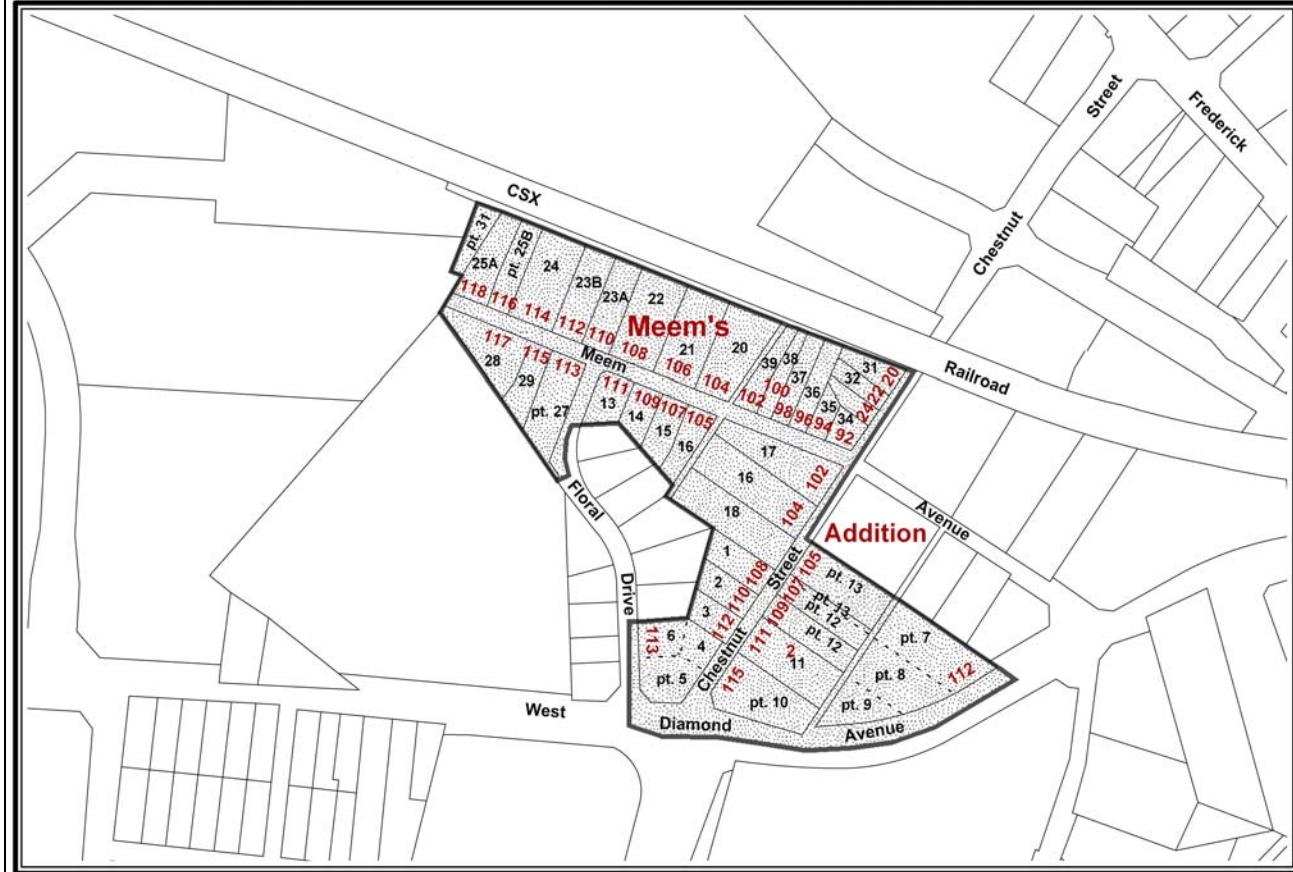
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W S E
MD State Plane
HPGN NAD 83/91

Property boundaries ©2003 M-NCPCC and City of Gaithersburg.

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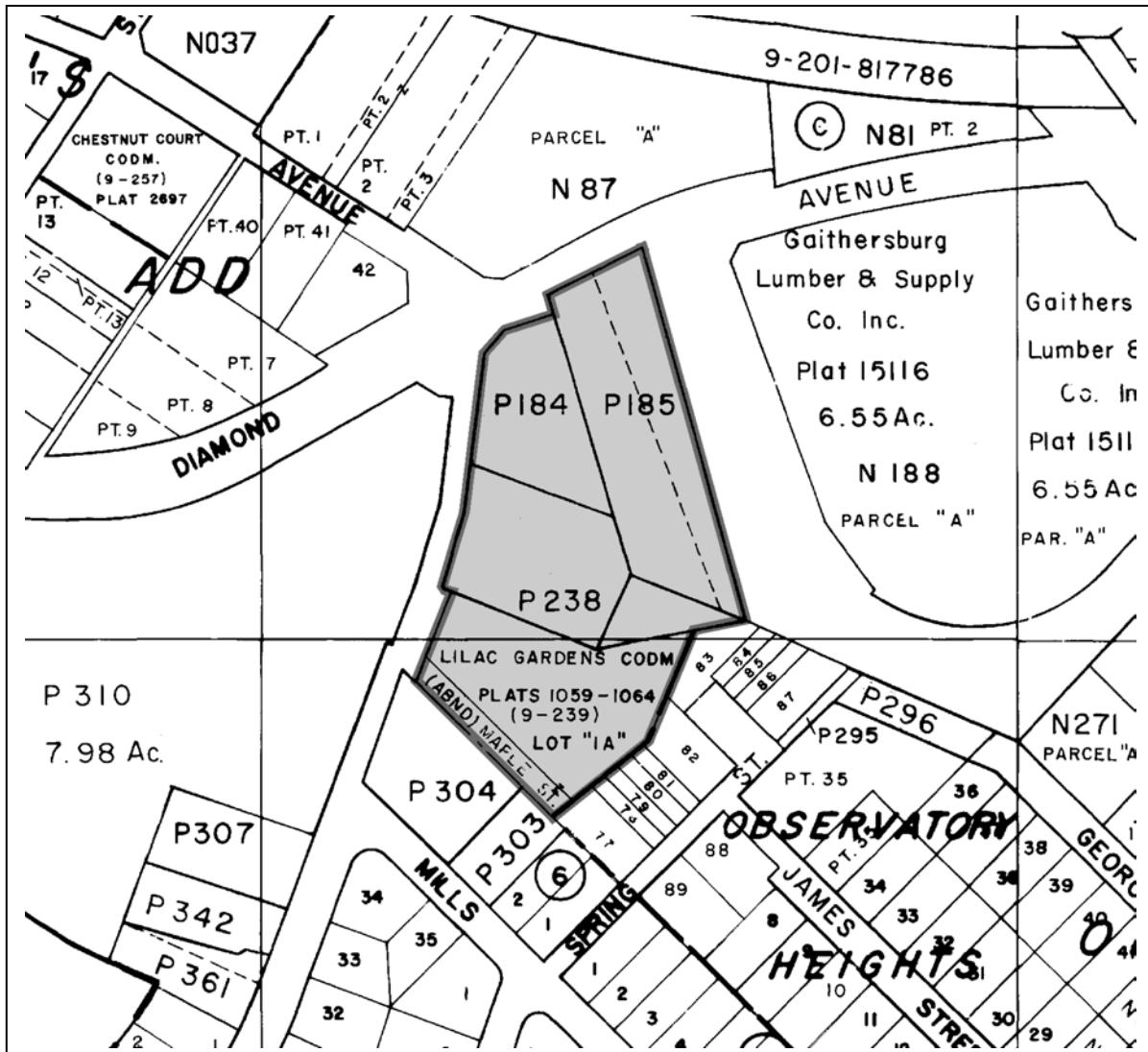
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Land Use and Zoning Actions:

- Retain Low-Density Residential and Open Space land use
- Zoning remains R-90 and R-A

9. Designate Tax Map FT 41 Parcels P184, P185, P238, Lot 1A (Lilac Gardens Condominiums), and the abandoned Maple Street as Mixed Use.



These lots consist of Diamond Acres Apartments, Diamond House Apartments, Summit Hall Apartments, and Lilac Gardens Condominiums. There are a total of 74 apartment units and 33 condominium units on 4.49 acres of land, for a density of 23.83 units per acre and approximately 32,333 persons per square mile.

These properties should be consolidated and redeveloped as primarily medium density residential units. This area should provide a premier gateway development into downtown Gaithersburg, with the extension of West Diamond Avenue into Olde Towne.

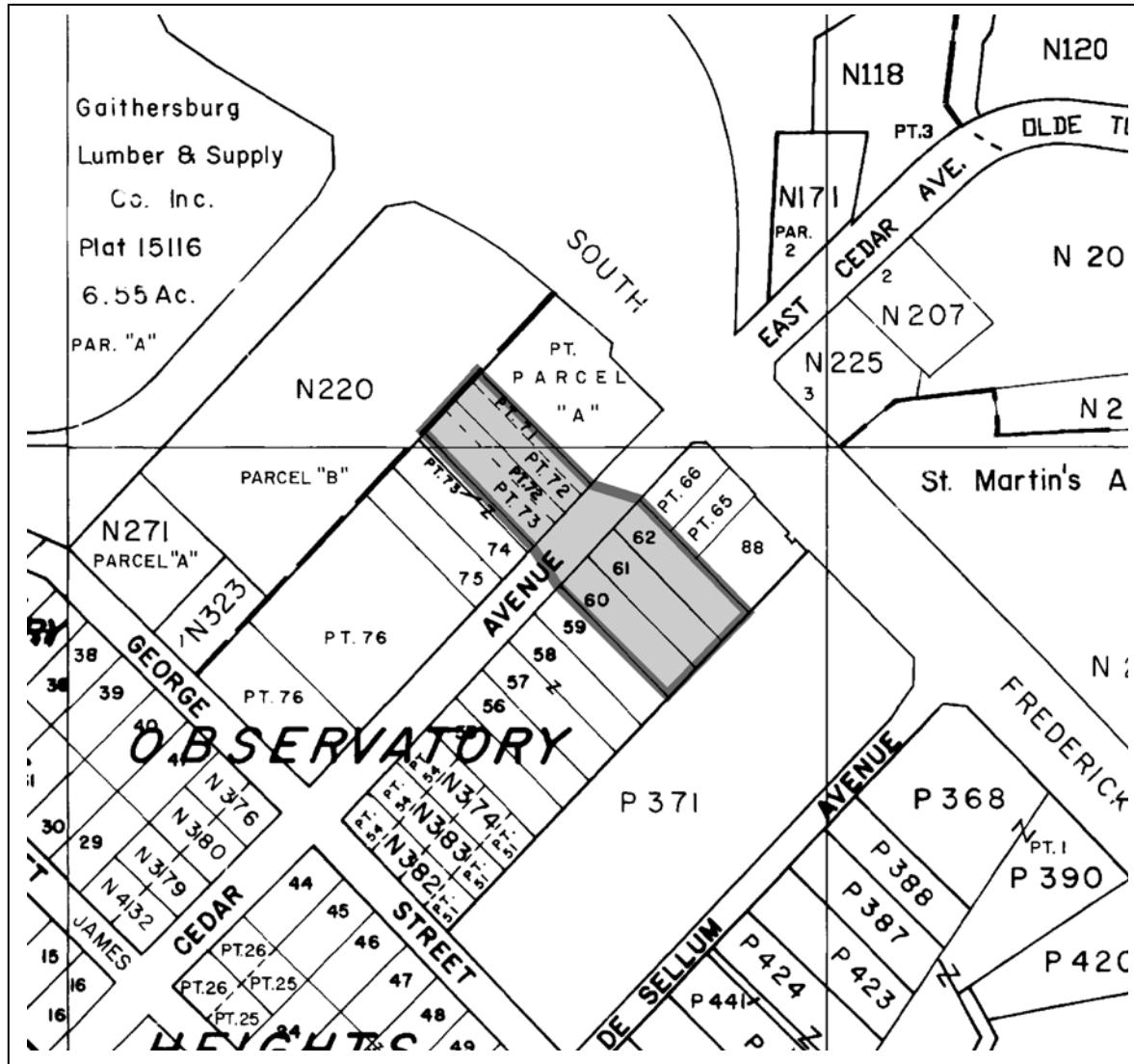
A land use designation of mixed-use will allow for redevelopment of this area as a mixture of residential units while providing the ability to incorporate

commercial and office uses in the form of live-work units or commercial buildings similar to those in Olde Towne. The commercial and office activity and higher density dwelling units should be located adjacent to West Diamond Avenue, gradually decreasing into lower density townhouse units adjacent to the existing townhouses on Spring Street.

Land Use and Zoning Actions:

- Adopt Mixed Use land use
- Recommend Zoning change from R-20 to CBD

10. Retain Lots 60-62, Part Of Lot 71, Part Of Lot 72, and Part Of Lot 73 Observatory Heights as Low-Density Residential.

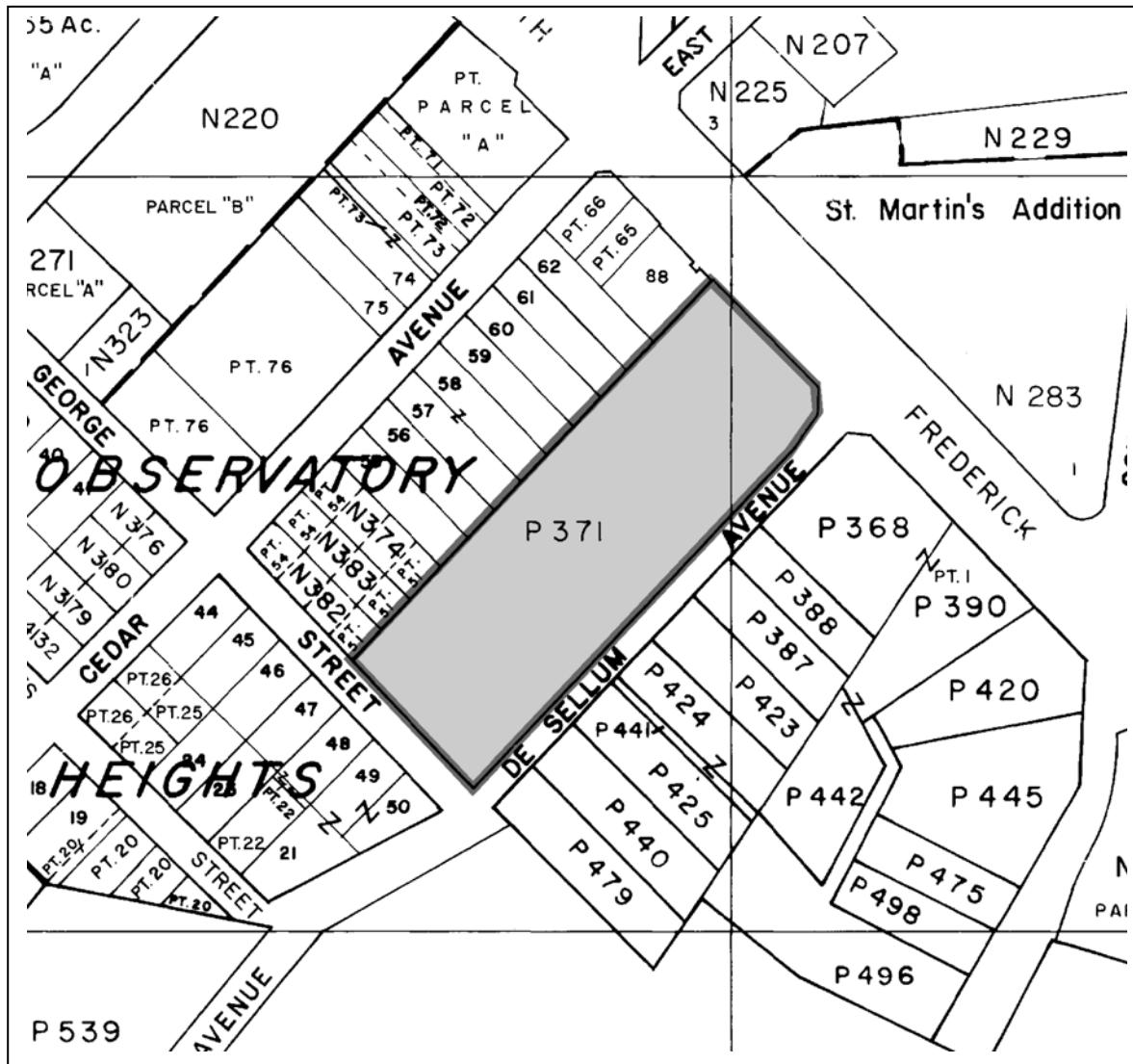


This land use designation will reconfirm the use of these lots as residential. There is increasing pressure to develop these lots as commercial because of their proximity to existing commercial development within the CD zone along Frederick Avenue. Retaining the current land use and zoning will help protect these lots from commercial development that could have a negative impact on the adjacent residential neighborhood.

Land Use and Zoning Actions:

- Retain Low-Density Residential land use
- Zoning remains R-90

11. Designate Tax Map FT51 Parcel P371 as Institutional or Commercial-Office-Residential.



This lot, which is owned by St. Martinís Church, was split in two pieces by a previous land use plan, with the front lot zoned R-B and the rear portion R-90. It is important to note that this area is at the entrance to a residential community. The residential character of the area should be retained for any future land use land fronting Frederick Avenue. In addition, the land should be developed in such a way as to preserve the views from Frederick Avenue of the Victorian-era house on the property, including preservation of as much of the front lawn of the house as possible.

St. Martinís Church owns the property, so the potential for a church addition remains, but if the property is ever redeveloped as a commercial land use it is recommended that it be redeveloped with live-work units along Frederick Avenue within a more flexible zoning district such as the CD zoning district. The live-

work designation will be an effective buffer between the adjacent residential development by creating a more pedestrian friendly environment and improving the area architecturally. These parcels should be incorporated into the Frederick Avenue Corridor Plan and subject to its design elements.

Land Use and Zoning Actions:

Option A

- Adopt Commercial-Office-Residential land use designation
- Recommend Zoning change from R-B and R-90 to CD

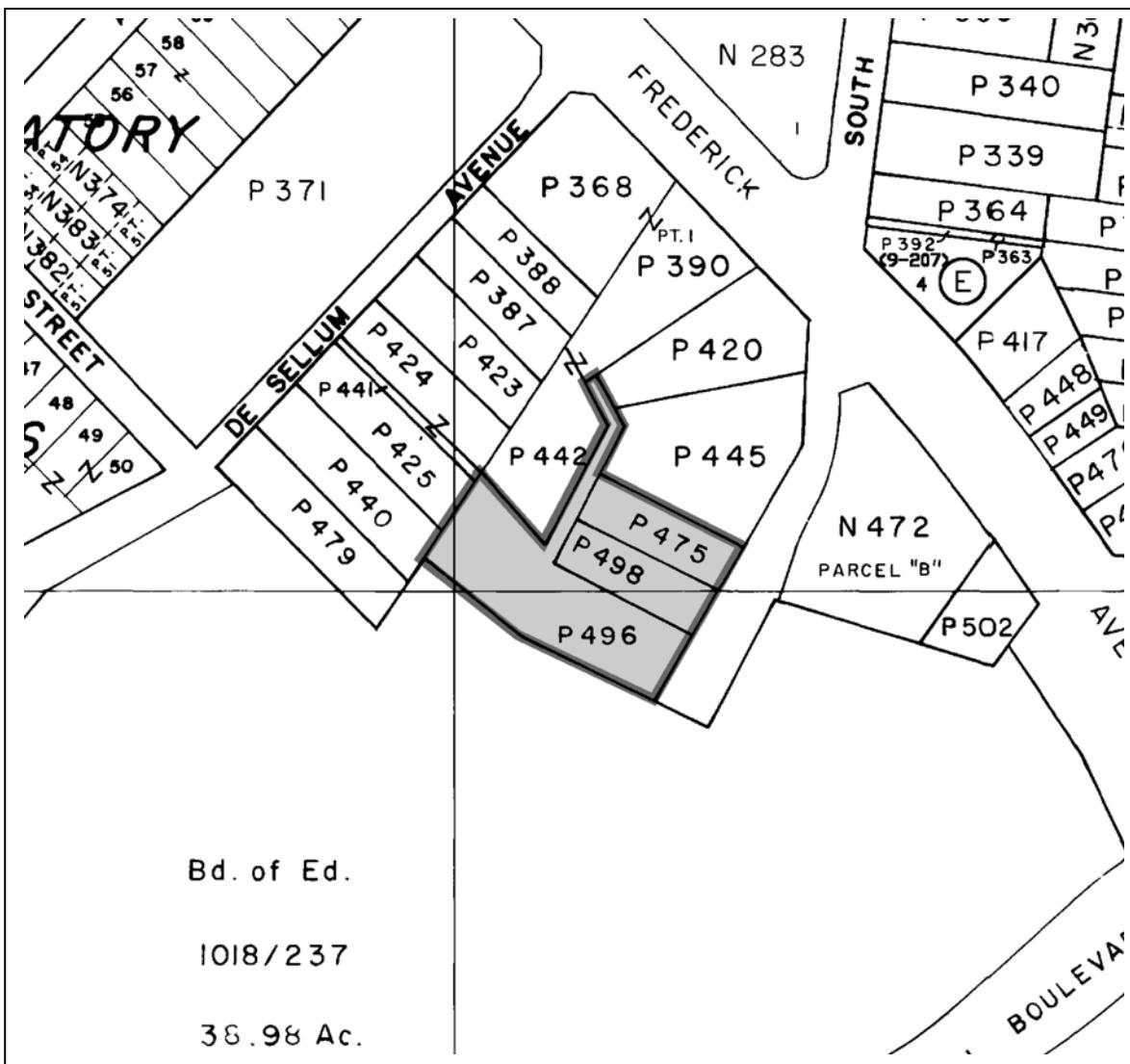
Special Conditions: (Subject to additional public hearing)

- The work area to be limited to the first two floors.
- The maximum size of live-work unit to be three stories in height.
- Location of live-works to be restricted to frontage along Frederick Avenue

Option B

- Adopt Institutional land use designation
- Recommend Zoning change from R-B and R-90 to R-A

12. Designate Tax Map FT51 Parcels P475, P498, and P496 as Institutional.



These three parcels are currently designated as low-density single family residential land use and contain three single-family homes. The parcels are adjacent to Gaithersburg High School. The houses back up to the residential area along DeSellum Avenue, and together with the church across the street on Frederick Avenue, are part of a unique residential community.

Montgomery County Public Schools (MCPS) has purchased these parcels for the expansion of Gaithersburg High School. Because removal of the houses would significantly alter the neighborhood's character, the City should research other options in order to preserve the single-family homes without negatively impacting plans for the expansion of the high school. The City should seek

dedication of right-of-way for Summit Avenue to remove the existing dead end and provide a connection to Education Boulevard.

Land Use and Zoning Actions:

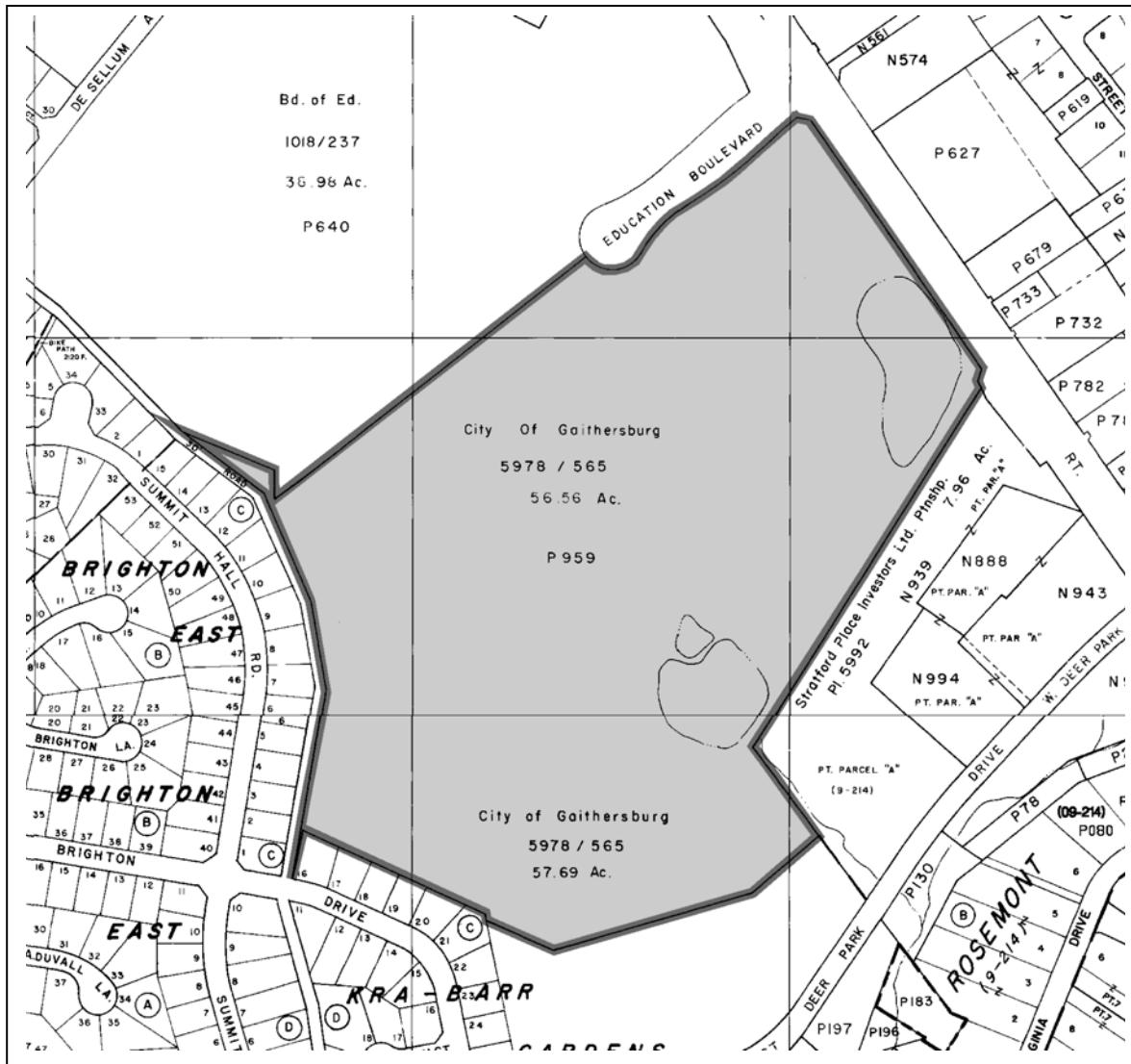
Option A

- Retain Low-Density Residential land use designation
- Zoning remains R-90

Option B

- Adopt Institutional land use designation
- Recommend Zoning change from R-90 to R-A

13. Retain Tax Map FT51 Parcel P959 as Institutional.



This parcel is known as Bohrer Park at Summit Hall Farm, and it is owned by the City of Gaithersburg. A water park, miniature golf course, activity center, and skate park are located here, and the City's Parks and Recreation Department maintains their offices on the site.

A plan for the parcel should be developed. The plan should include provisions to preserve portions of the front lawn along South Frederick Avenue. Consideration should be given to the enhancement of the site with landscaping in addition to the preservation of the front lawn to improve views from Frederick Avenue and create a more aesthetically pleasing environment. Furthermore, the City should explore the possibility of providing an additional recreational

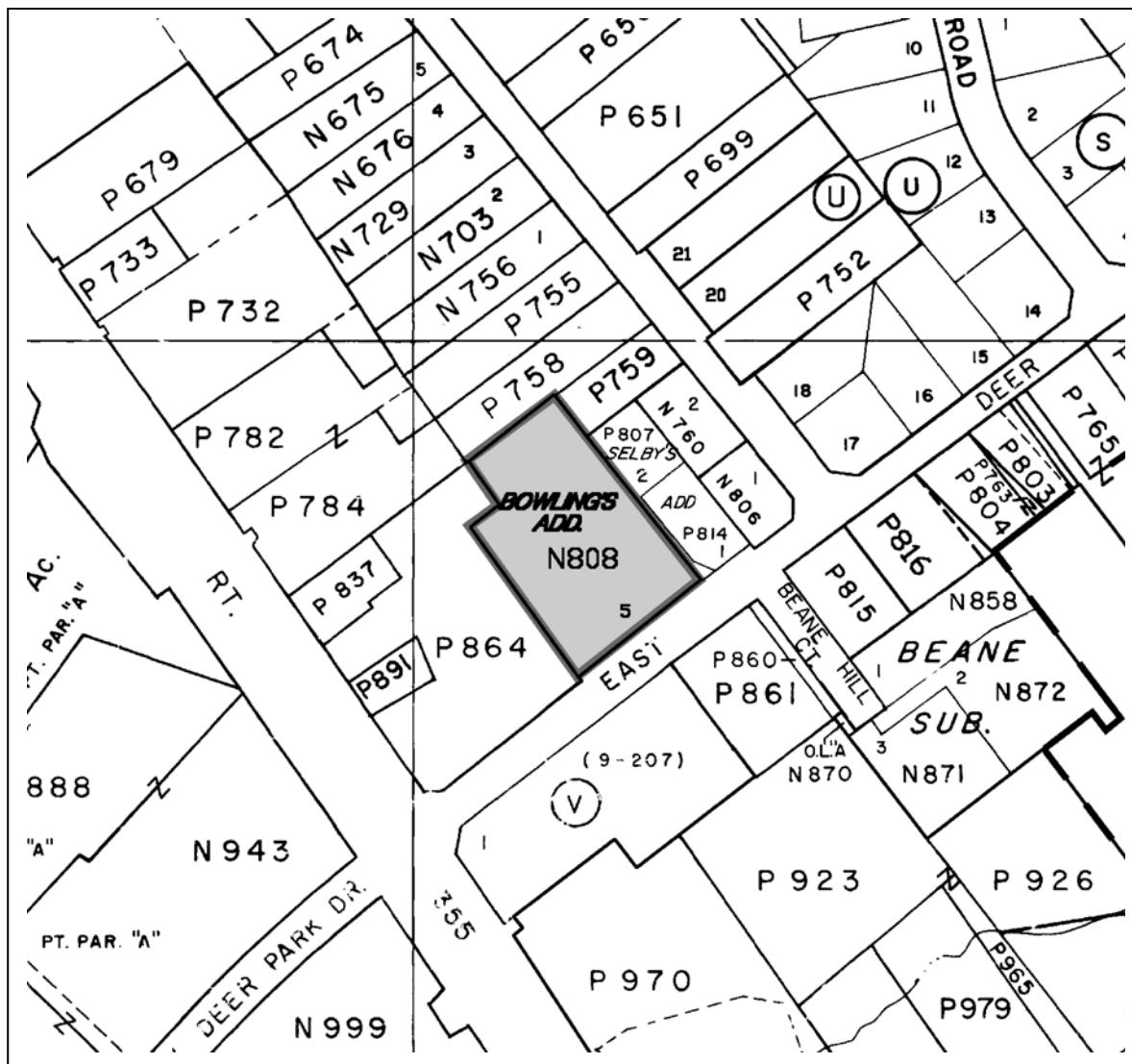
presence along Route 355 to promote the existing recreational activities located to the rear of the site.

These parcels are subject to the Frederick Avenue Corridor Plan and its design elements and also referenced in the Parks, Recreation and Open Space Plan for the 21st Century and the Historic Preservation Element of the City Master Plan.

Land Use and Zoning Actions:

- Retain Institutional land use designation
- Zoning remains R-A

14. Designate Tax Map FT51 N808 as Commercial-Office-Residential.



This parcel, known as the Deer Park Medical Center, is currently zoned Residential Buffer (R-B) and is located near the corner of East Deer Park Drive and South Frederick Avenue. This area is at the entrance to the residential community of East Deer Park.

It is recommended that the property be redeveloped in the future with live-work units within a more flexible zoning district such as the CD zoning district. The live-work designation will be an effective buffer between the adjacent residential development by creating a more pedestrian friendly environment and improving the area architecturally. An additional landscape buffer will be provided along the shared property lines of the abutting residential uses of the East Deer Park community.

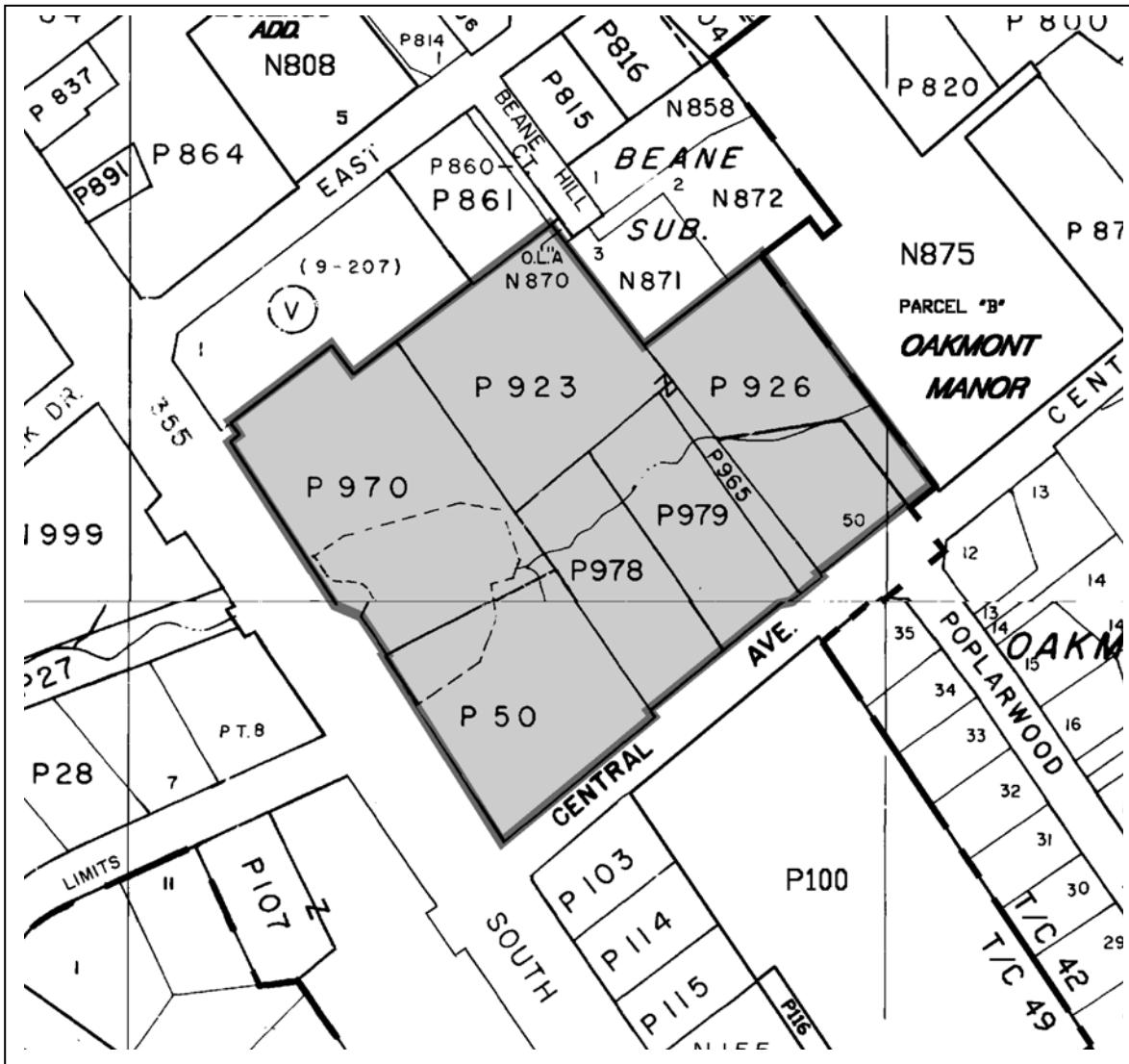
Land Use and Zoning Actions:

- Adopt Commercial-Office-Residential land use designation
- Recommend Zoning change to from R-B to CD

Special Conditions: (Subject to additional public hearing)

- The work area to be limited to the first two floors.
- The maximum size of live-work unit to be three stories in height.
- Provide a landscape buffer along the northwest property lines.

15. Retain Tax Map FT61 Parcels P970, P923, P978, P979, P965, P926 and Lot 50 and Tax Map FS63 Parcel P50 as Commercial-Office-Residential.



These parcels are included in annexation applications X-169, X-170, X-171, and X-172 adopted in 1997. The Commercial-Office-Residential designation remains appropriate and compatible with the surrounding neighborhood. Development or re-use of these parcels should preserve the natural resources and 'park-like' setting and the existing buildings on these parcels.

The parcels were validly classified as R-A as part of the annexation agreements. Re-classification of the R-A zone is in the nature of a holding zone until such time as a plan of development is submitted and approved.

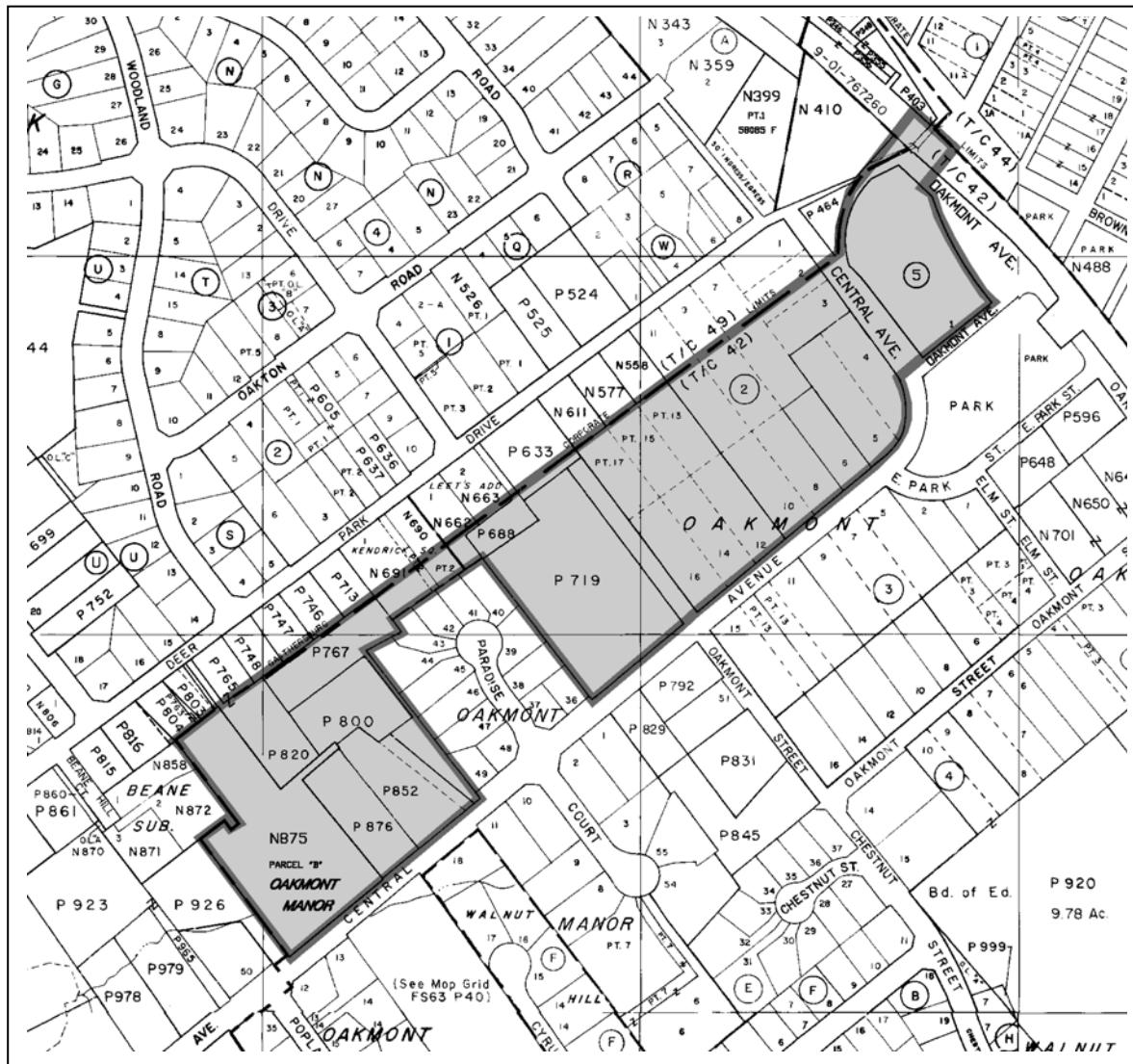
The properties are subject to limitations to use as described in the annexation agreements. As part of the annexation agreements, the properties are also

subject to requirements pertaining to traffic studies, dedication of rights of way along Central Avenue, signage restrictions, development regulations and buffer requirements which stipulate that the size of the buffers are to be determined at Concept Plan review.

Land Use and Zoning Actions:

- Retain Commercial-Office-Residential land use designation
- Recommend Zoning change from R-A to CD, at such time as a plan of development is submitted and approved

- 16.** Designate Parcel B Oakmont Manor, Tax Map FT61 Parcels P800, P820, P852, P876, P767, P688, P719, P633, N690, N691, N662, N663 and all lots in Blocks 2 and 5 Oakmont as Low-Density Residential.



These properties are located along East Deer Park Drive and Central Ave and are partially in the City. Annexation of these lots will permit the City's zoning and land use authority over these properties. These lots are primarily single-family detached houses on large lots, many of which are older houses that add to the historic flavor of the Oakmont and Deer Park neighborhoods. Any development or redevelopment of these lots should seek to maintain the estate look of the neighborhood. Some of the lots contain part of the Muddy Branch stream valley, which should be preserved. The City should establish a land use designation for these properties, since presently many straddle both City and the County jurisdictions.

The existing wooden †humpback bridge† over the CSX tracks has been a topic of review and discussion for many years. This bridge acts as a traffic-calming measure and adds significantly to the character of the surrounding neighborhoods. While the County has planned to replace the bridge, the City supports the retention of the existing historic bridge as it exists today.

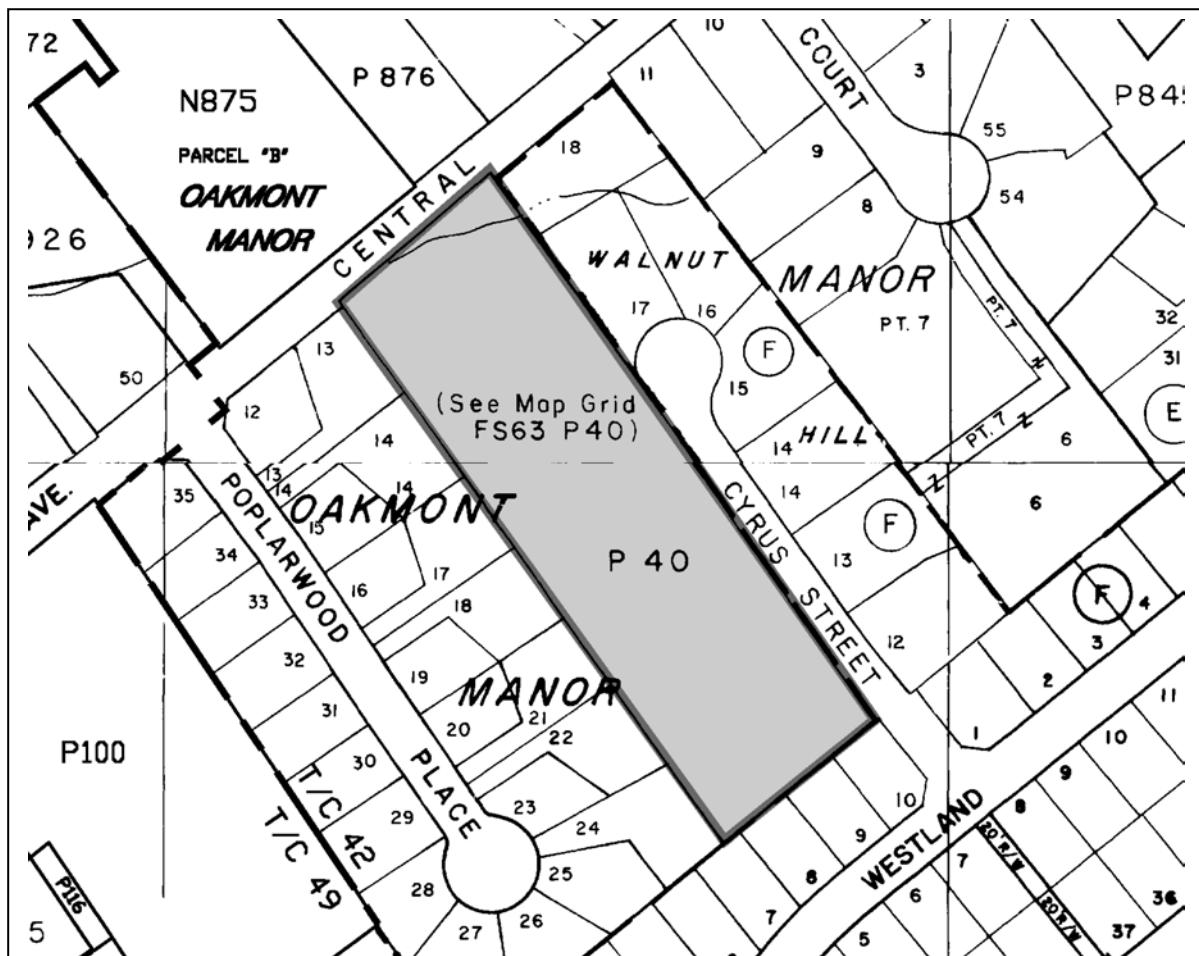
However, if the bridge is replaced, the bridge should strive to provide the same traffic calming and community character as the existing bridge. The bridge is a critical component of the County's vision of a connection from Girard Street or East Diamond Avenue to Crabbs Branch Way south of I-370. Such a connection should provide better access to the Shady Grove Metro station from Gaithersburg, Washington Grove, and Montgomery Village.

There is a Metro transit easement across many of the properties adjacent to the CSX railroad and the City should continue to establish this easement as redevelopment or new development occurs. A safe pedestrian/bicycle crossing over the CSX tracks is needed to provide better access from Washington Grove to the elementary school. The City should explore re-using the existing wooden bridge as a pedestrian bridge in another part of the City.

Land Use and Zoning Actions:

- Adopt/Retain Low-Density Residential land use designation
- Adopt/Retain R-A Zoning

17. Designate Tax Map FS63 Parcel P40 as Medium-Low Density Residential.

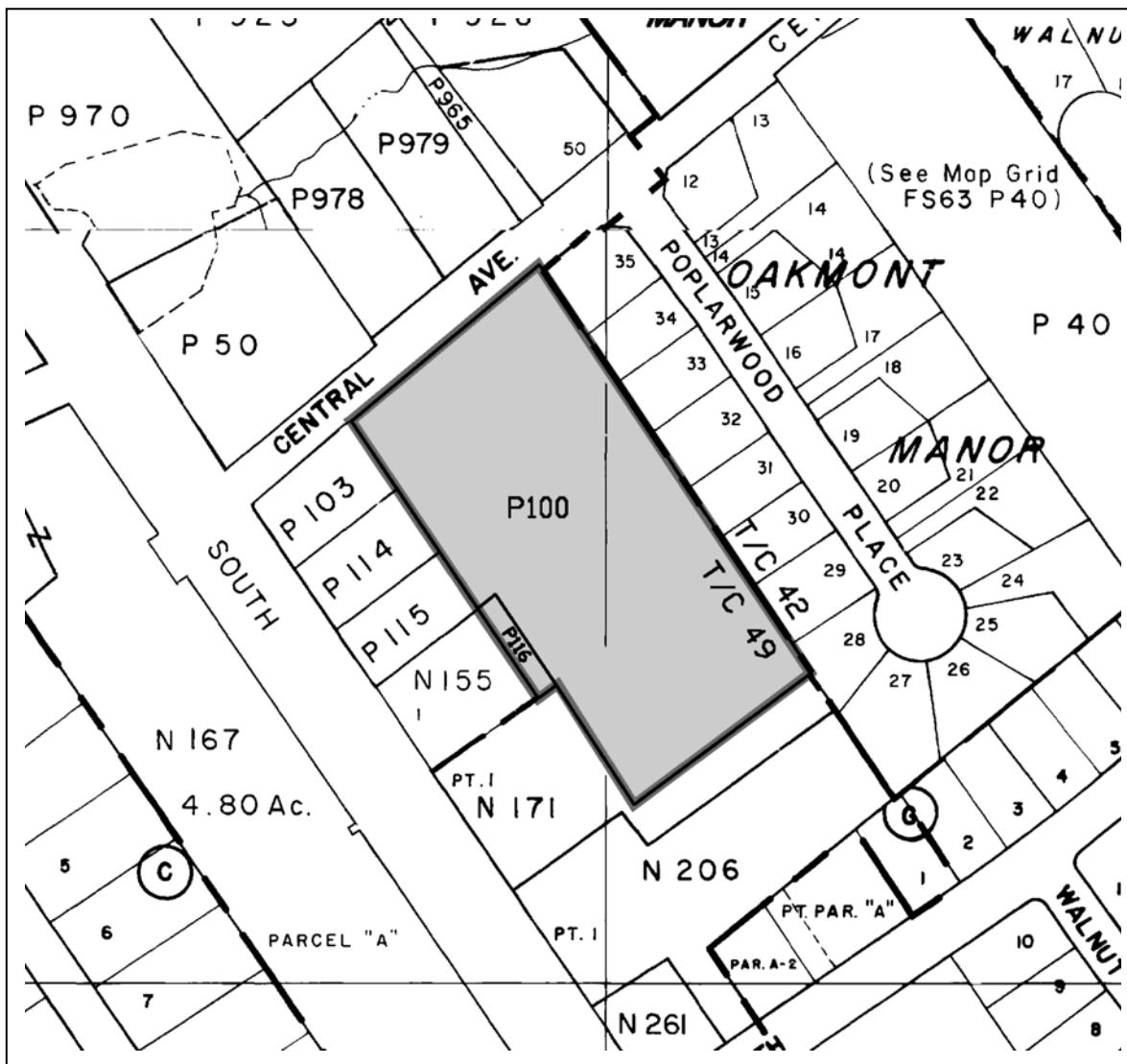


This 5-Acre parcel located off Central Avenue contains a single family detached house. This parcel could be annexed without creating an enclave. The northern portion of the lot contains the stream valley of Muddy Branch or one of its tributaries. There is currently a public ROW along the property's eastern side for access. An area of approximately 250' by 600' could be developed into new single family detached residential houses with lot sizes consistent with the adjacent residential communities. The existing house appears historic and should remain. Any development on this parcel should attempt to retain as many of the existing trees as possible and should not encroach or disturb the stream valley buffer or floodplain.

Land Use and Zoning Actions:

- Adopt Medium-Low Density Residential land use designation, if annexed
- Adopt R-90 or R-6 zoning, if annexed

18. Designate Tax Map FS63 Parcel P116 and approximately 1.25 Acres of Tax Map FS63 Parcel P100 as Commercial-Office-Residential. Designate approximately 1.25 Acres of Tax Map FS63 Parcel P100 as Medium-Low Density Residential. Designate the remaining 2.5 Acres of Tax Map FS63 Parcel P100, including the stream valley, as Open Space.

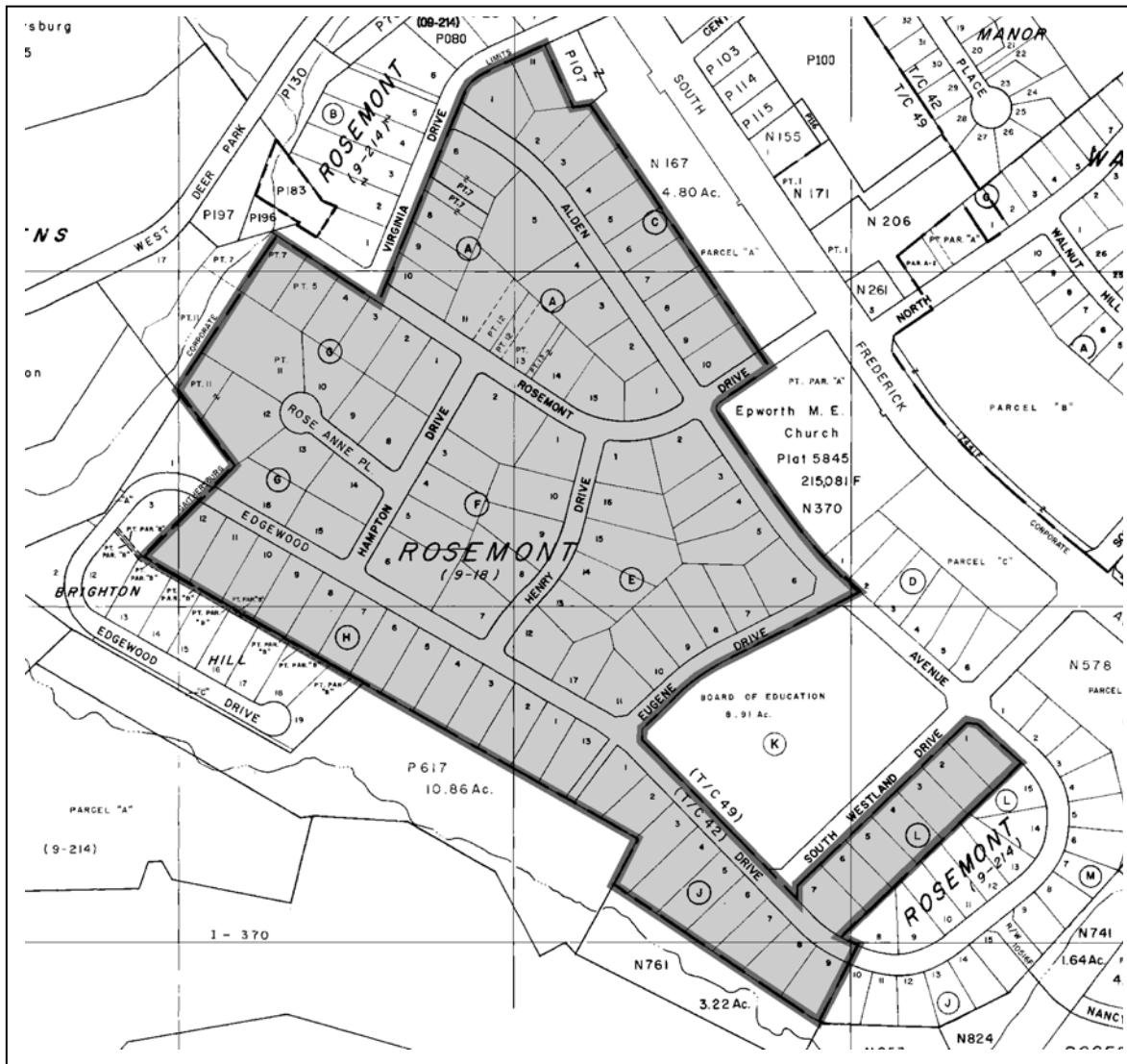


This vacant property was annexed into the City on August 30, 1999 as X-176. The northeast portion of the property has received conceptual approval for three new dwelling units and the retention of an existing home. The portion of the property adjacent to the Macroland building (Parcel N155) is planned to be used as expanded parking for the building Macroland. The annexation agreement prohibits grading and disturbance in the stream valley buffer and a conservation easement will need to be established to ensure the buffer's protection.

Land Use and Zoning Actions:

- Adopt Commercial-Office-Residential land use designation on approximately 1.25 Acres of land adjacent to the Macroland property
- Recommend Zoning change from R-90 to CD for 1.25 Acres adjacent to Macroland property
- Adopt Medium-Low Density Residential land use designation on approximately 1.25 Acres of land adjacent to Central Avenue
- Zoning remains R-90 for 1.25 Acres adjacent to Central Avenue
- Adopt Open Space land use designation on remaining 2.5 Acres of land encompassing the stream valley buffer
- Recommend Zoning change from R-90 to R-A for 2.5 Acres of stream valley and floodplain

- 19.** Designate Lots 1-7 Block L, Lots 1-9 Block J, Lots 1-17 Block E, Lots 1-10 F, Lots 1-13 Block H, Lots 1-16 Block G, Lots 1-15 Block A, and Lots 1-11 Block C Rosemont as Low-Density Residential, if annexed.



The Rosemont community is bounded on the west by Interstate 270, on the north by West Deer Park Drive, on the east by South Frederick Avenue, and on the south by Interstate 370. The existing land use pattern in Rosemont is predominantly single-family detached homes with the Rosedale apartments located at the southern end. Three churches and the Casey Community Center, are located along South Frederick Avenue. The Rosemont Elementary School is located in this community.

A large portion of the Rosemont subdivision is in Montgomery County, but within the present maximum expansion limits of the City. The school,

apartments, churches, the Casey Barns mentioned above, and approximately half of the homes, are within the City limits, while approximately 90 houses are not. The impractical arrangement of this split community has often surfaced through public discussions.

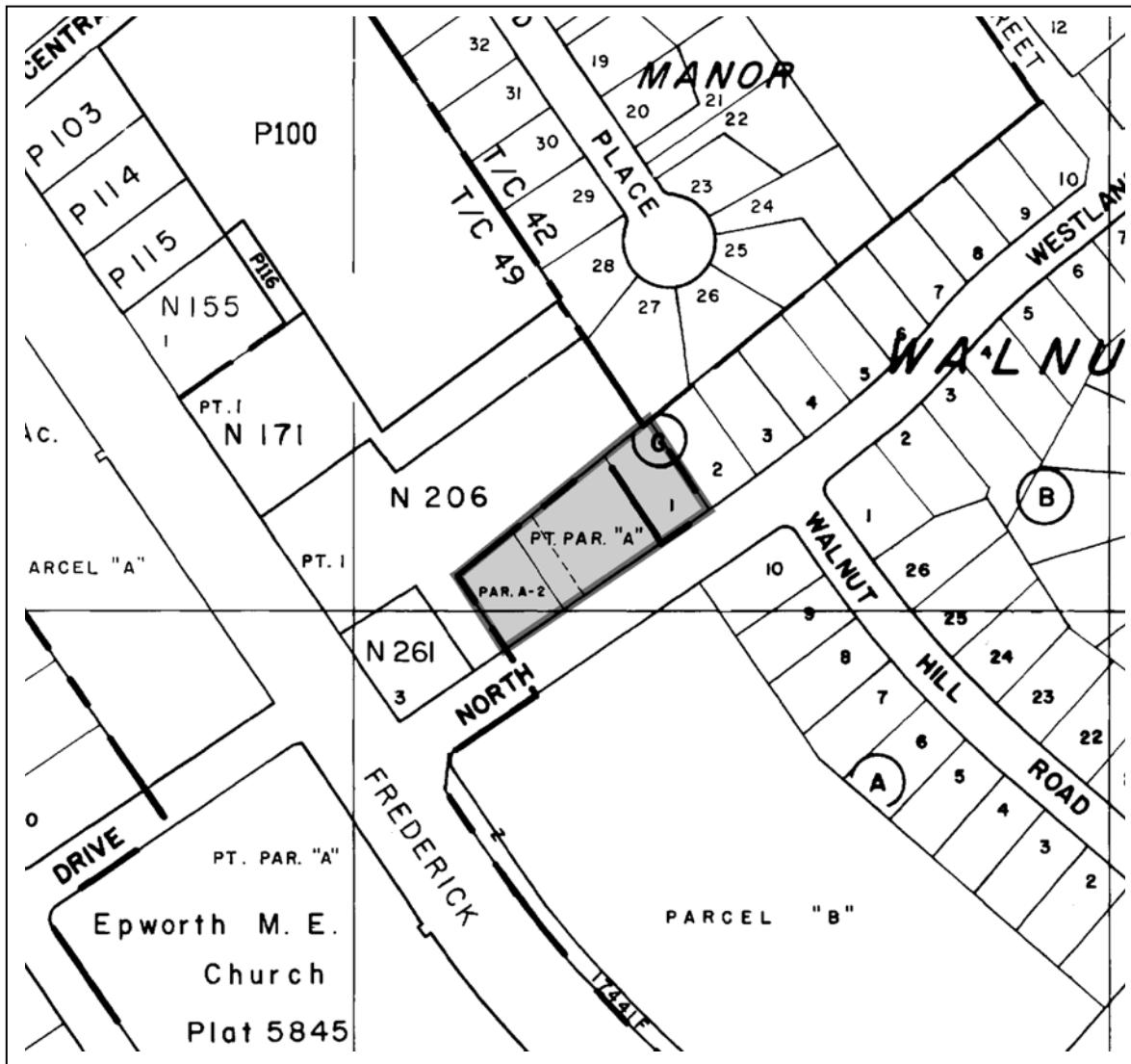
Lots 1-7 Block L are almost completely surrounded by the City and were recommended for annexation in the 1997 Master Plan. The proposed land use and zoning are comparable to that of Montgomery County. Also, the proposed land use and zoning for the remainder of the lots are comparable to that of Montgomery County.

Land use designations for any or all of these properties on the City's Master Plan map would only occur as a result of future annexation. Historically, the City responds to requests for annexation, rather than proposing annexation of existing residential communities.

Land Use and Zoning Actions:

- Adopt Low Density Residential land use designation, if annexed
- Adopt R-A Zoning, if annexed

- 20.** Designate Lot 1 Block G Walnut Hill as Medium-Low Density Residential. Propose the annexation of and designate Tax Map FS63 Parcel A-2 and part of Parcel A as Commercial-Office-Residential.



Lot 1 Block G Walnut Hill is vacant, however, the lot does contain access driveway to Tax Map FS63 Parcel N206 (Goodwill Industries). This lot is located within the City and should be redeveloped as residential consistent with the adjacent property (Lot 2 Block G Walnut Hill).

Parcel A-2 contains a restaurant and part of Parcel A is vacant. These parcels are located within Montgomery County. If annexed, it is recommended that Parcel A-2 and Part of Parcel A be redeveloped in the future with live-work units within a more flexible zoning district such as the CD zone. These lots are located at the entrance to the Walnut Hill and Oakmont Manor residential communities

and the live-work designation will continue the residential character of these communities along North Westland Drive. The development should provide a more pedestrian friendly environment and improve the area architecturally. These parcels should be incorporated into the Frederick Avenue Corridor Plan and subject to its design elements.

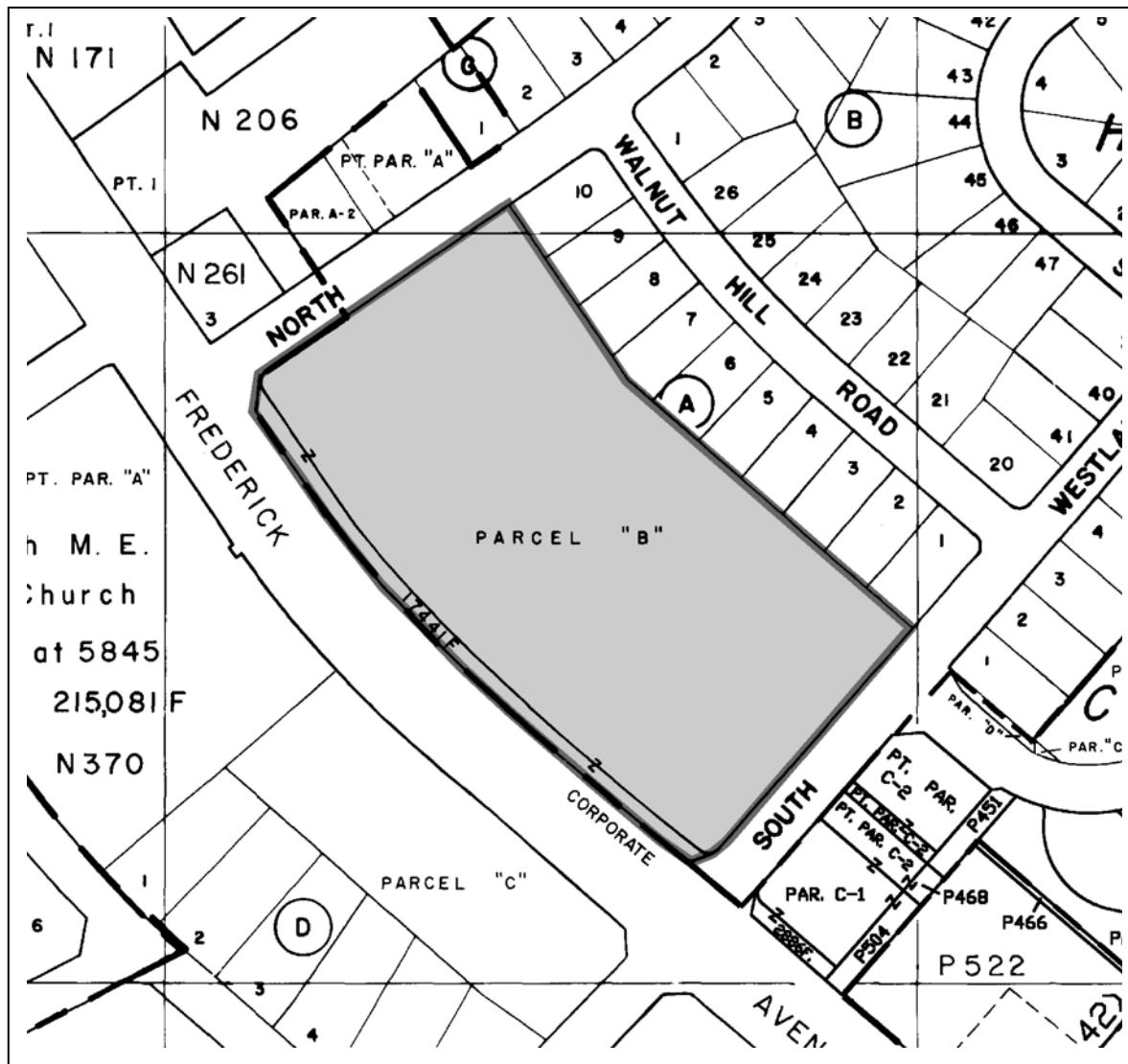
Land Use and Zoning Actions:

- Adopt Medium-Low Density Residential land use designation for Lot 1 Block G Walnut Hill
- Zoning remains R-90 for Lot 1 Block G Walnut Hill
- Adopt Commercial-Office-Residential land use designation for Parcel A-2 and Part Of Parcel A, if annexed
- Adopt CD Zoning for Parcel A-2 and Part of Parcel A, if annexed

Special Conditions: (Subject to additional public hearing)

- The live-work units work area to be limited to the first two floors.
- The maximum size of live-work unit to be three stories in height.

21. Designate Parcel B Block A Walnut Hill and the residual Frederick Avenue right-of-way as Commercial-Office-Residential.

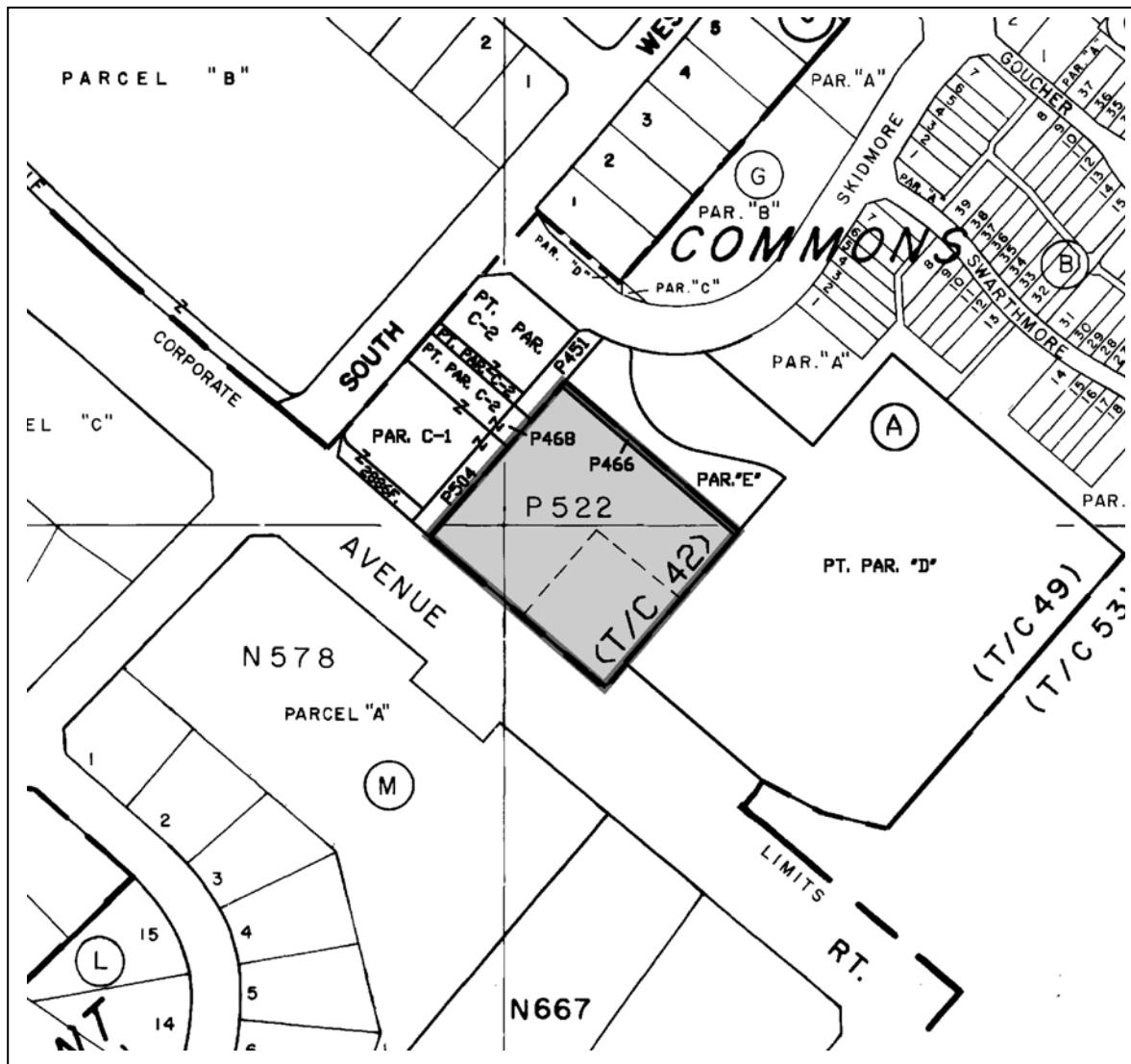


Propose the annexation of the existing Walnut Hill Shopping Center. If annexed, recommend a land use designation of commercial-office-residential, with a corresponding zoning of CD. This parcel should be incorporated into the Frederick Avenue Corridor Plan and subject to its design elements.

Land Use and Zoning Actions:

- Adopt Commercial-Office-Residential land use designation, if annexed
- Adopt CD Zoning, if annexed

22. Designate Parcel F Block A Gateway Commons as Commercial/Industrial-Research-Office.



This map designation parcel was annexed into the City by annexation application X-179, known as Abdollah Malekzadeh Property. The Council approved the annexation on April 15, 2002 by resolution R-41-02. The effective date of the annexation was May 30, 2002. Upon annexation, a zoning of CD was assigned. The annexation of the property allowed the site to develop a three story 123,400 square feet self-storage facility with one access point from South Frederick Avenue.

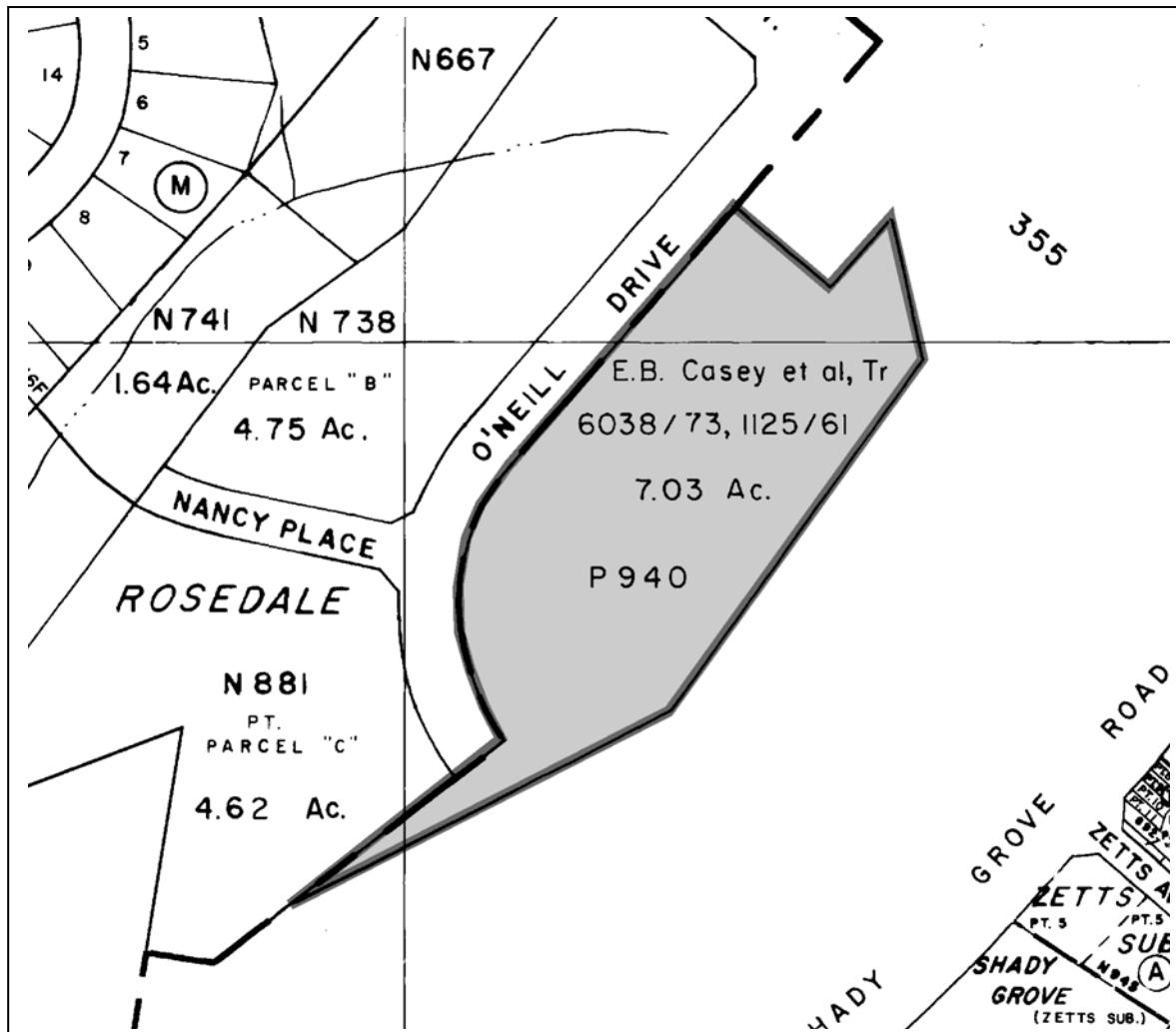
The property is approximately 1.8 acres and is being developed as the allowed self-storage facility, known as Ez-Storage, and has incorporated the design guidelines of the *Frederick Avenue Corridor Development Land Use Plan*.

The self-storage building fronts on South Frederick Avenue and is located on the south side of the property. The parking and the access drive are located along the north side of the property. Frontage improvements along South Frederick Avenue are also being completed.

Land Use and Zoning Actions:

- Adopt Commercial/Industrial-Research-Office land use designation
- Zoning remains CD

23. Designate Tax Map FS63 Parcel P940 as Commercial-Office-Residential, if annexed.



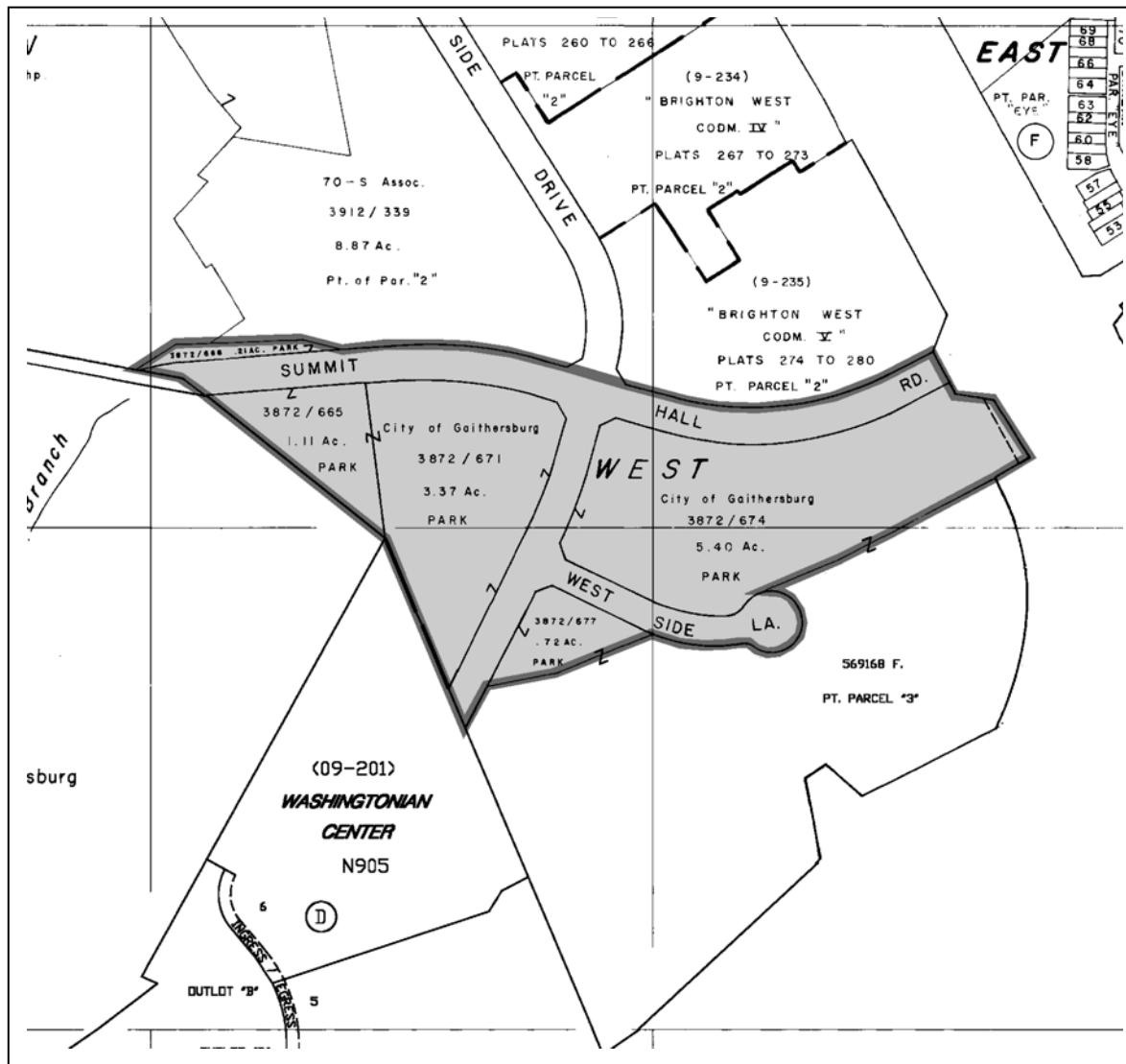
This parcel is currently the subject of an annexation process (X-178) to bring it into the incorporated City limits, however final action has not been taken. The Montgomery County Council has expressed concurrence with the annexation proposal, and the project awaits final agreement from the property owner. The land is currently designated as residential land use and zoned R-20 in Montgomery County. The proposed use is office.

The City should consider connecting O'Neil Drive to Comprint Court and study other options to improve ingress and egress into the area.

Land Use and Zoning Actions:

- Adopt Commercial-Office-Residential land use designation
- Adopt CD Zoning

- 24.** Retain Tax Map FS43 four parcels identified by deed references L. 3872 F. 674, L. 3872 F. 877, L. 3872 F. 671, and L. 3872 F. 665 as Open Space. Designate 4.59 acres of street dedication by plat 9209 as Open Space.



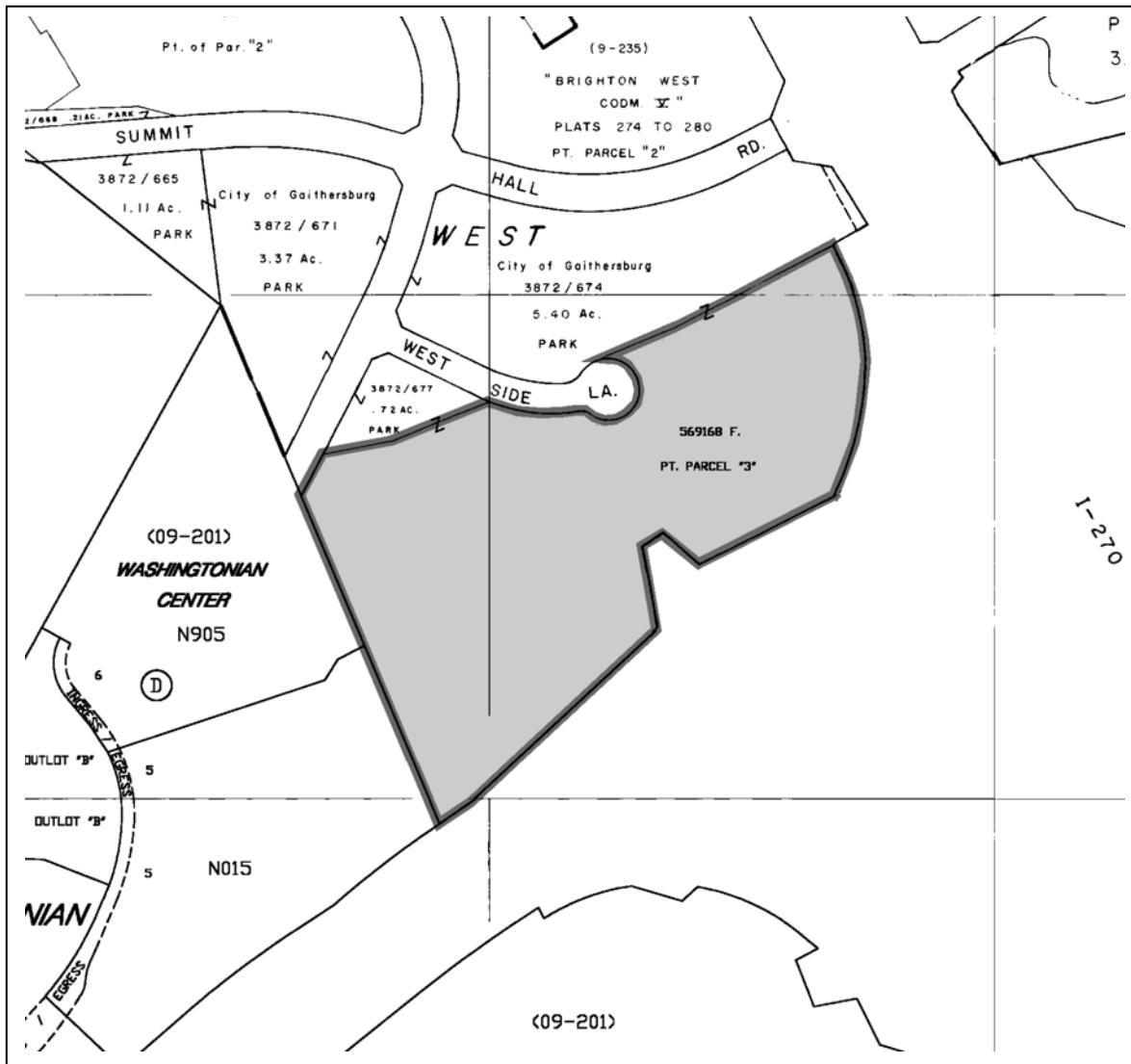
These four parcels, totaling 10.81 Acres, are owned by the City of Gaithersburg and are part of Malcolm King Park. Portions of the 4.59 Acres of previous street dedication, including the western portion of Summit Hall Road and all of West Side Lane (as shown on plat 9209) should be abandoned. The roadways were intended to serve future development on these properties; however, these properties are now City-owned and are to remain as parkland. A resolution needs to be adopted to re-initiate the abandonment process for the rights-of-way, to designate the abandoned area open space with R-A zoning, and to place all the properties under one parcel via a new record plat.

A study should be conducted to determine if West Side Drive should be extended to connect to Washingtonian Boulevard through future planned development. The study should also explore the extension of Summit Hall Road from West Deer Park Road, under I-270, to West Side Drive. These road connections will improve connectivity and may mitigate traffic congestion. In lieu of a new road connection, consideration should be given to developing a multi-use path to provide a non-vehicular trail link between the existing Muddy Branch Road hiker-biker trail and the existing hiker-biker trail along the North side of Sam Eig Highway, as well as a connection to the Summit Hall Elementary School east of I-270.

Land Use and Zoning Actions:

- Retain Open Space land use designation
- Zoning remains R-A

- 25.** Retain Nine (9) Acres of Part Of Parcel 3 Brighton West as Open Space and designate Four (4) Acres of Part Of Parcel 3 Brighton West as Commercial/Industrial-Research-Office.



Parcel 3, situated at the northwestern corner of the I-270 and I-370 interchange, is 95 percent wooded and examination of this parcel reveals several development constraints. Steep slopes, wetland protection, stream buffers, and forest conservation requirements all severely limit the possible development on the site. An 85-foot WSSC easement containing two 48" inch pipes runs from Sam Eig Highway west through the southern edge of the parcel.

Four (4) acres of this 13-acre R-A zoned parcel, which is owned by the City, was designated medium-density residential and given a zoning designation of MXD in the 1997 Master Plan update. A commercial/industrial-research-office

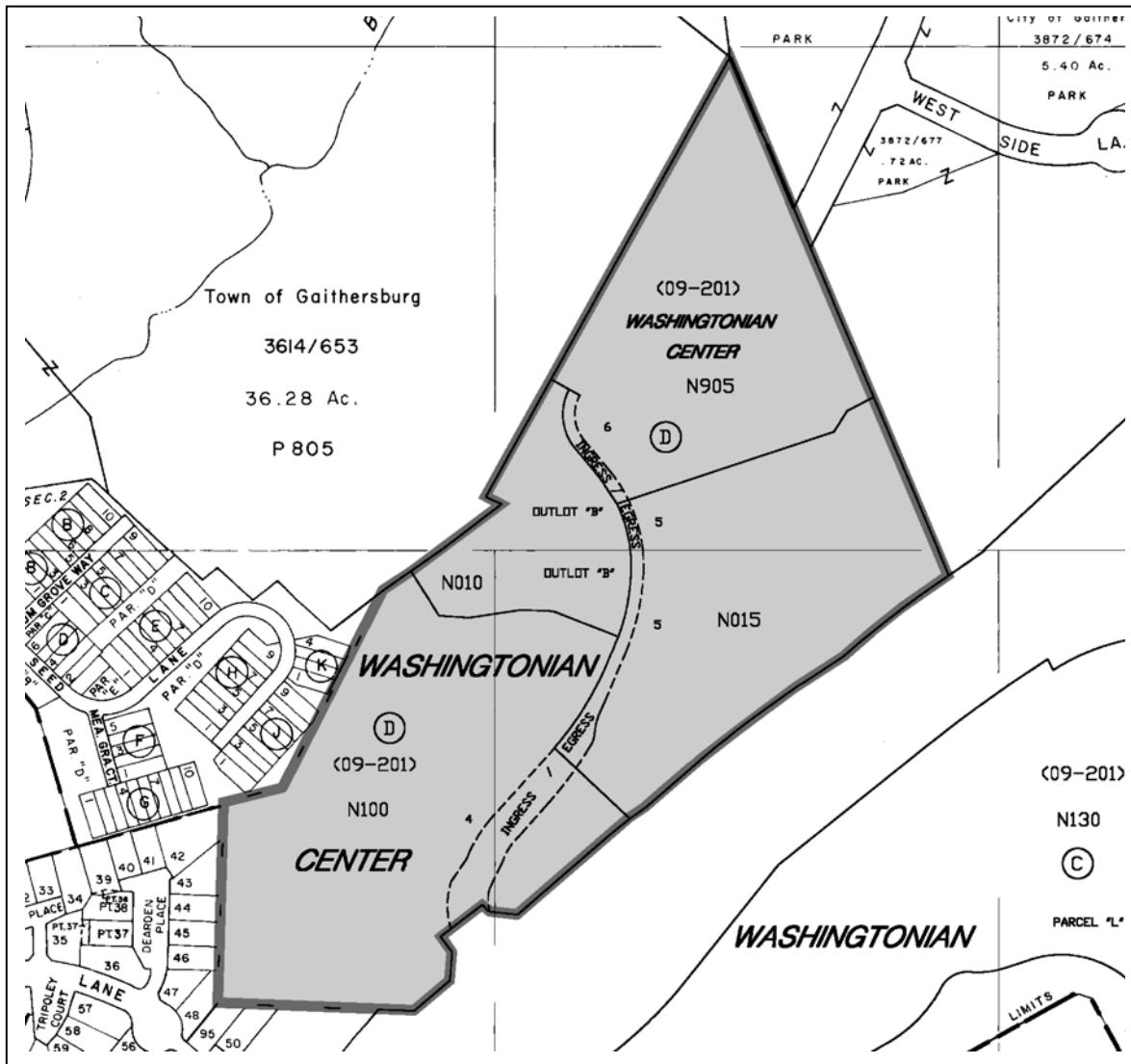
land use designation for these four (4) acres is recommended, to be consistent with the land use designation for the adjacent property in Washingtonian Center North. This four (4) acre section represents the developable area of this parcel and is contingent upon a land swap with Lot 6 Block D Washingtonian Center, adjacent to this property. The intention of the land swap is to allow the City to acquire the large trees located on Lot 6. The remaining nine (9) acres will retain its current designation of open space.

A study should be conducted to determine if West Side Drive could be extended to connect to Washingtonian Boulevard through future planned development. A multi-use path should also be considered through this property in lieu of a future road extension.

Land Use and Zoning Actions:

- Adopt Commercial/Industrial-Research-Office land use designation on four (4) acres of Parcel 3
- Retain Open Space land use designation on nine (9) acres of Parcel 3
- Zoning remains R-A and MXD.

- 26.** Retain Lots 4 and 5 and part of Lot 6 Block D Washingtonian Center as Commercial/Industrial-Research-Office. Designate Outlot B and part of Lot 6 Block D Washingtonian Center as Open Space.



This 27-acre area is located north of Sam Eig Highway and is known as Washingtonian North. The current land use designation limits development to office, research and residential development uses. Access to this area is provided by a bridge over Sam Eig Highway that links the two sides of the Washingtonian Center.

The land use designation will limit development to office, and research and development uses. Permitted office buildings are limited to the square footage cap outlined in the annexation agreement and accompanying sketch plan, with supporting businesses that are incidental to the main use and contained within a

nonresidential building. Commercial development in the form of large, freestanding retail establishments are not consistent with this land use designation and are not permitted. Twenty-four-hour convenience uses should not be considered within this map designation.

Noise attenuation should be achieved by siting buildings adjacent to Sam Eig Highway and state-of-the-art storm water management practices must continue to be in place to protect Malcolm King Park and Muddy Branch Creek as these lots develop.

A portion of Lot 6 Block B is to be designated as open space and is subject to a land swap between the owner of Lot 6 and the City Of Gaithersburg. Under this arrangement the owner of Lot 6 would receive four (4) acres of the 13-acre Parcel 3 mentioned previously (Map Designation 25), and the City would receive a comparable area of Lot 6 that contains substantial environmental assets, including specimen trees and land adjacent to Malcolm King Park. Should the land swap occur, the land obtained by the City should be preserved and incorporated into the Malcolm King Park and designated as open space and the land obtained from the City should be incorporated into the Washingtonian Center development and designated as commercial-industrial-research-office

For any proposed development, a study should be conducted to determine if West Side Drive could be extended to connect to Washingtonian Boulevard through future planned development. A multi-use path should also be considered through this property in lieu of a future road extension. This could be accomplished over the area previously disturbed by an existing sewer line.

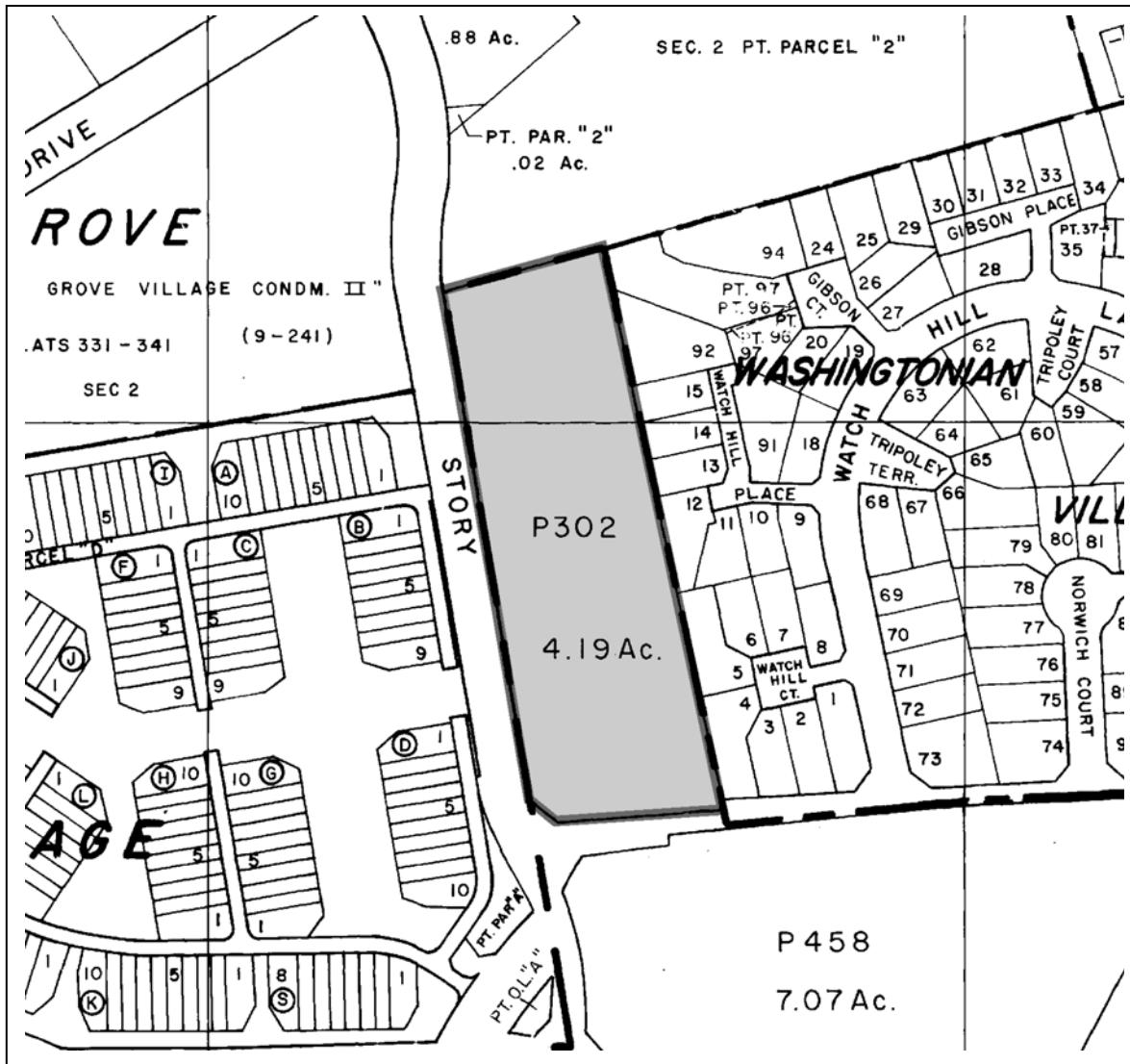
Land Use and Zoning Actions:

- Retain Commercial-Industrial-Research-Office land use designation for Lots 4 & 5 and part of Lot 6. Adopt Open Space land use designation for Outlot B and part of Lot 6.
- Zoning remains MXD.

Special Condition: (Subject to additional public hearing)

If the land swap occurs, the portion of Lot 6 given to the City shall be designated open space and zoned R-A and the portion of Lot 6 given to the developer of the Washingtonian Center property (Map Designation 26) shall be designated Commercial-Industrial-Research-Office with the zoning remaining MXD.

27. Designate Tax Map FS 32 Parcel P302 as Open Space.

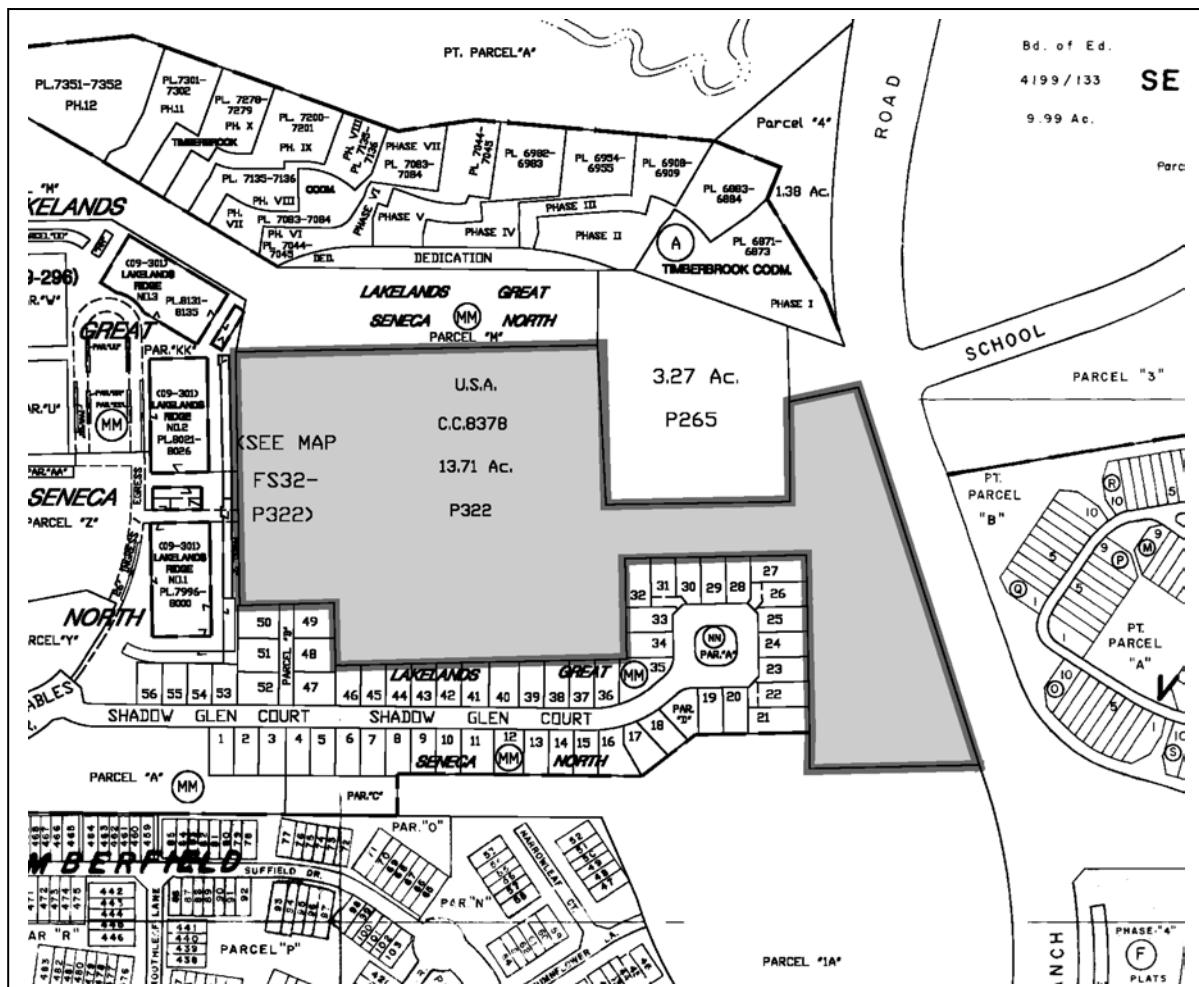


This 4.19-acre parcel was purchased by the City (L. 20208 F. 115) and annexed in 2002 (X-180). The annexation assigned a zoning of R-A to the property. The City intends to use the parcel as a passive park. Use of the park is subject to a covenant recorded in L. 21828 F. 624 that limits the types of uses and structures allowed.

Land Use and Zoning Actions:

- Adopt Open Space land use designation
- Zoning remains R-A.

28. Designate Tax Map FS32 Parcel P322 as Open Space

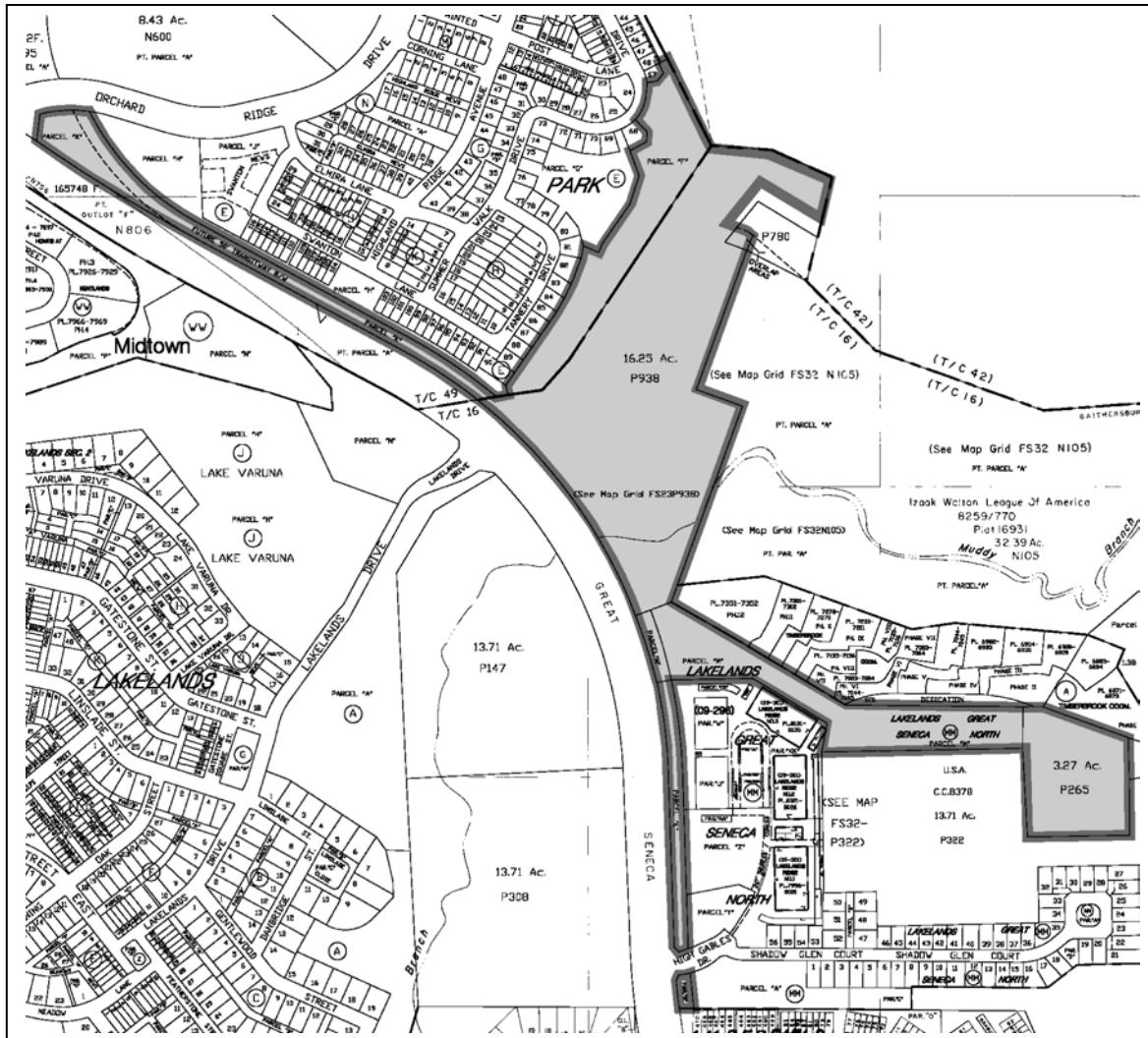


This 13.71-Acre parcel consists of the former "NIKE missile site". It is anticipated that the federal government will convey the land to the City of Gaithersburg for park use. Before accepting the parcel, the City should require a certification from the EPA and DOE that the site is fully remediated and stipulate that the federal government would be responsible for any future cleanup associated with its prior use. It is anticipated that these parcels will be used for recreational purposes. The City should initiate some interpretive signage concerning the history of the site and its relation to national security in the 1940s and 1950s.

Land Use and Zoning Actions:

- Designate as Open Space land use designation
- Recommend Zoning change from MXD to R-A

29. Designate Tax Map FS32 Parcel P265; Tax Map FS23 Parcel P938; Parcels A, C, E, M, N, and R Block MM Lakelands Great Seneca North; and Parcels F and K Block E Quince Orchard Park as Open Space.



These parcels include an environmentally sensitive area adjacent to the Izaak Walton League property, which is currently designated as Low Density Residential and Medium Density Residential. The City currently owns Parcels P938 and P265 and will be conveyed Parcels F and K Block E Quince Orchard Park, per plats 21921 and 21922. The City will acquire Parcels E, N, and R Block MM Lakelands Great Seneca North, for use as the transitway, per plats 21373, 21376, and 21387. Parcels A, C, and M Block MM Lakelands Great Seneca North will be owned by the homeowner's association.

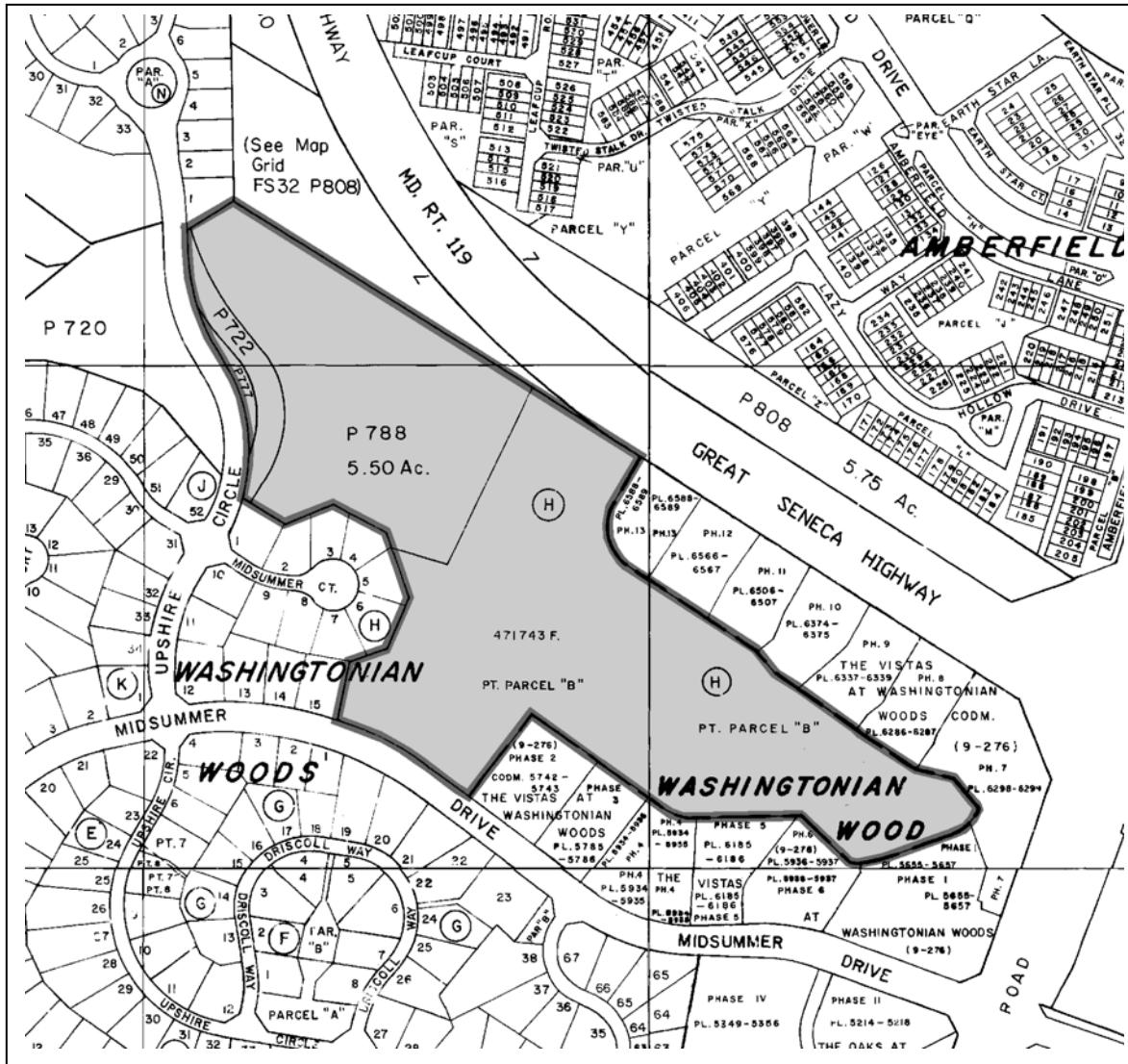
Parcel P938, commonly known as the 'Eagles Head,' is not easily accessible by vehicle, and access can only be achieved through the Izaak Walton League Property. The City should work with the Izaak Walton League to provide trail connections to the proposed Muddy Branch Trail and to the nearby Quince

Orchard Park development's multi-use path. Parcel F Block E will provide additional parkland adjacent to the stream valley buffer. Parcels E, N, and R Block MM and Parcel K Block E contain the right-of-way for the Corridor City Transitway. This land use designation will protect the future open space use of the parcels.

Land Use and Zoning Actions:

- Adopt Open Space land use designation
- Recommend Zoning change from MXD to R-A for P265, P938, Parcels E, N, and R Block MM and Parcels F and K Block E
- Retain MXD zoning on Parcels A, C, and M Block MM

30. Retain Tax Map FS22 Parcels P777, P722, and P788 and Parcel B Block H Washingtonian Woods as Open Space.

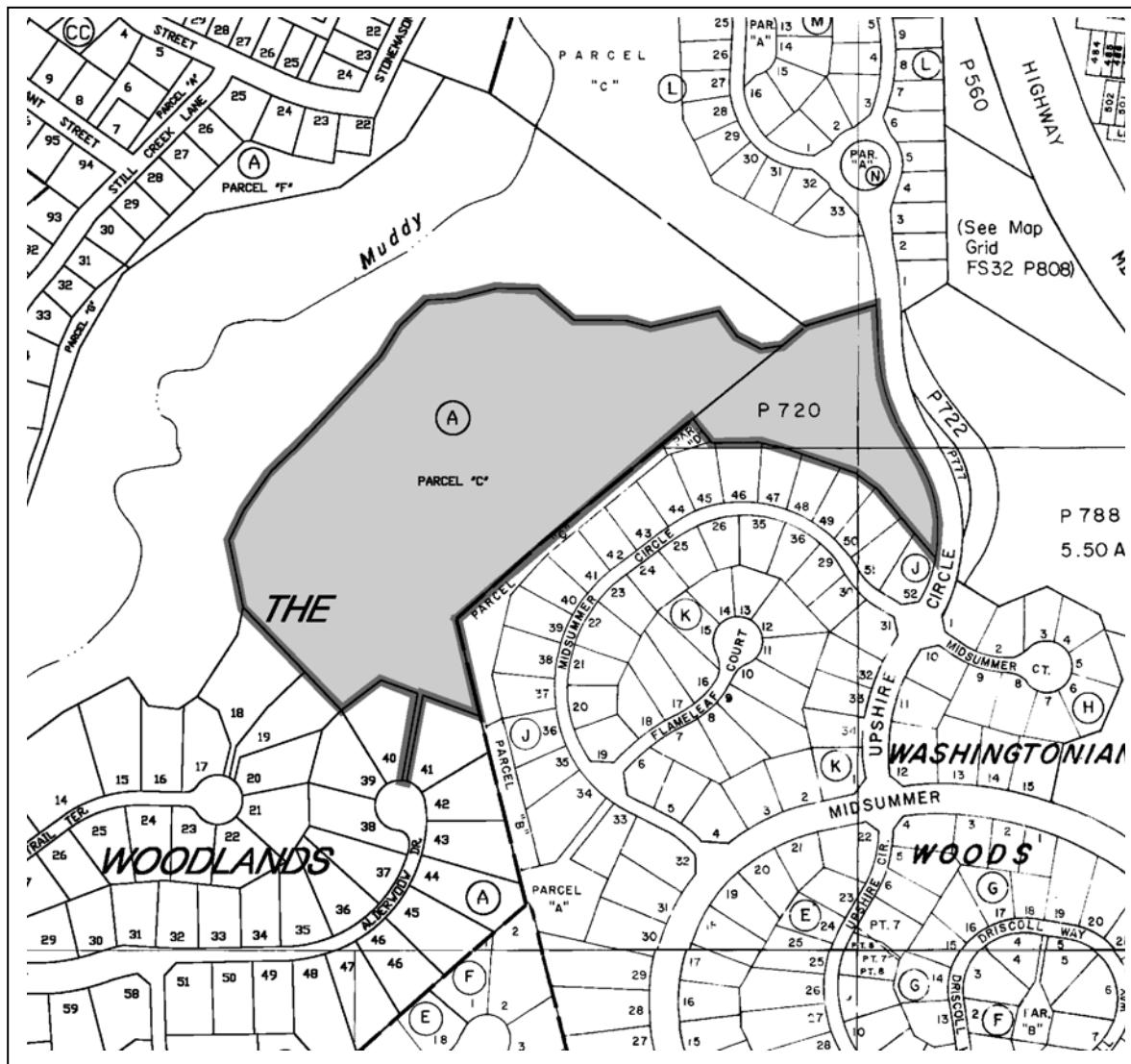


The City currently owns Parcels P777, P722, and P788. The homeowner's association owns Parcel B Block H. This land use designation will accurately define the Open Space designation for Washingtonian Park that was established in the 1997 Master Plan.

Land Use and Zoning Actions:

- Retain Open Space land use designation
- Recommend Zoning change from MXD to R-A

31. Retain Parcel C Block A The Woodlands and Tax Map FS22 Parcel P720 as Open Space.

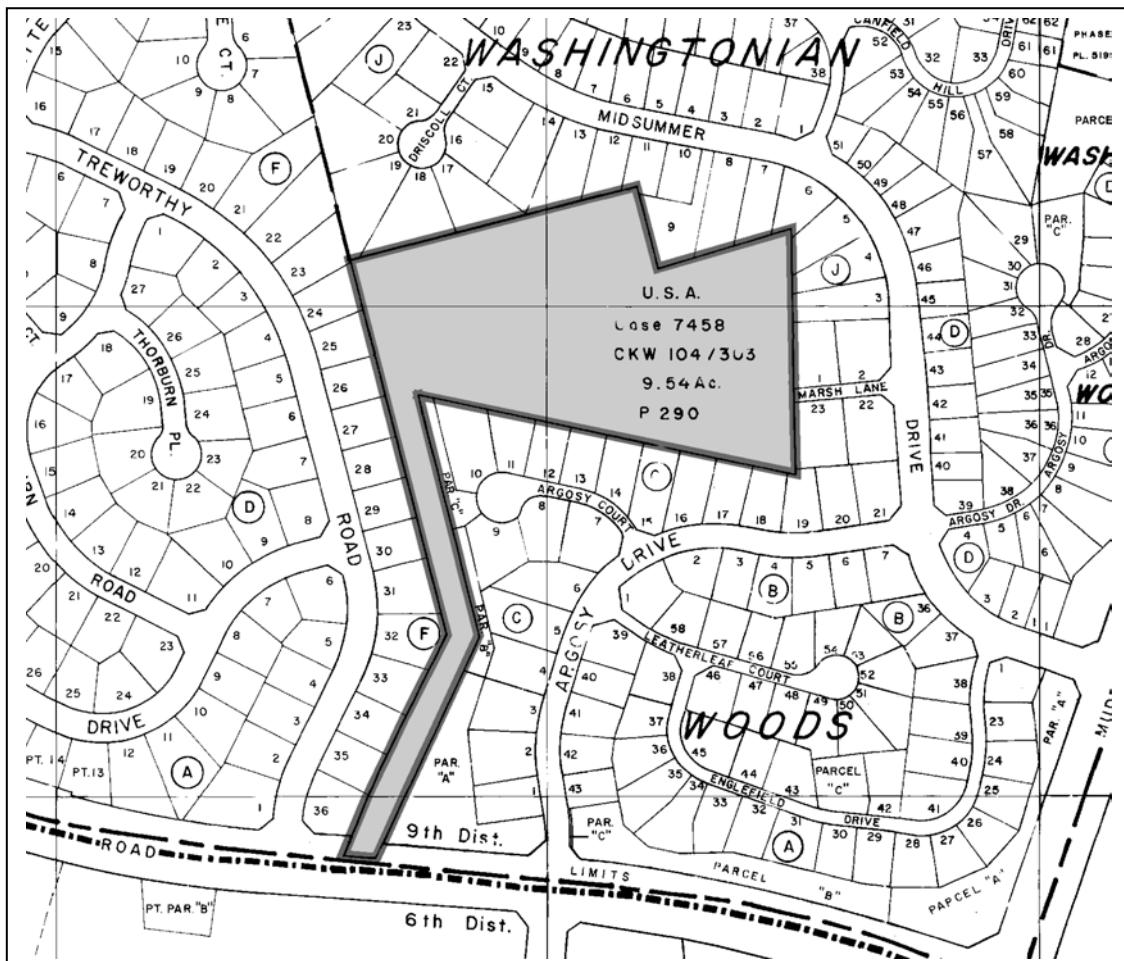


This land is currently designated as mixed residential and zoned MXD and R-90. The City owns P720 and will be conveyed Parcel C, per plat 19804. The Open Space land use would serve to implement a policy to perpetually protect a stand of specimen trees which is now held in public and HOA ownership.

Land Use and Zoning Actions:

- Retain Open Space land use designation
- Recommend Zoning change from R-90 to R-A

32. Designate Tax Map FS21 P290 as Institutional.

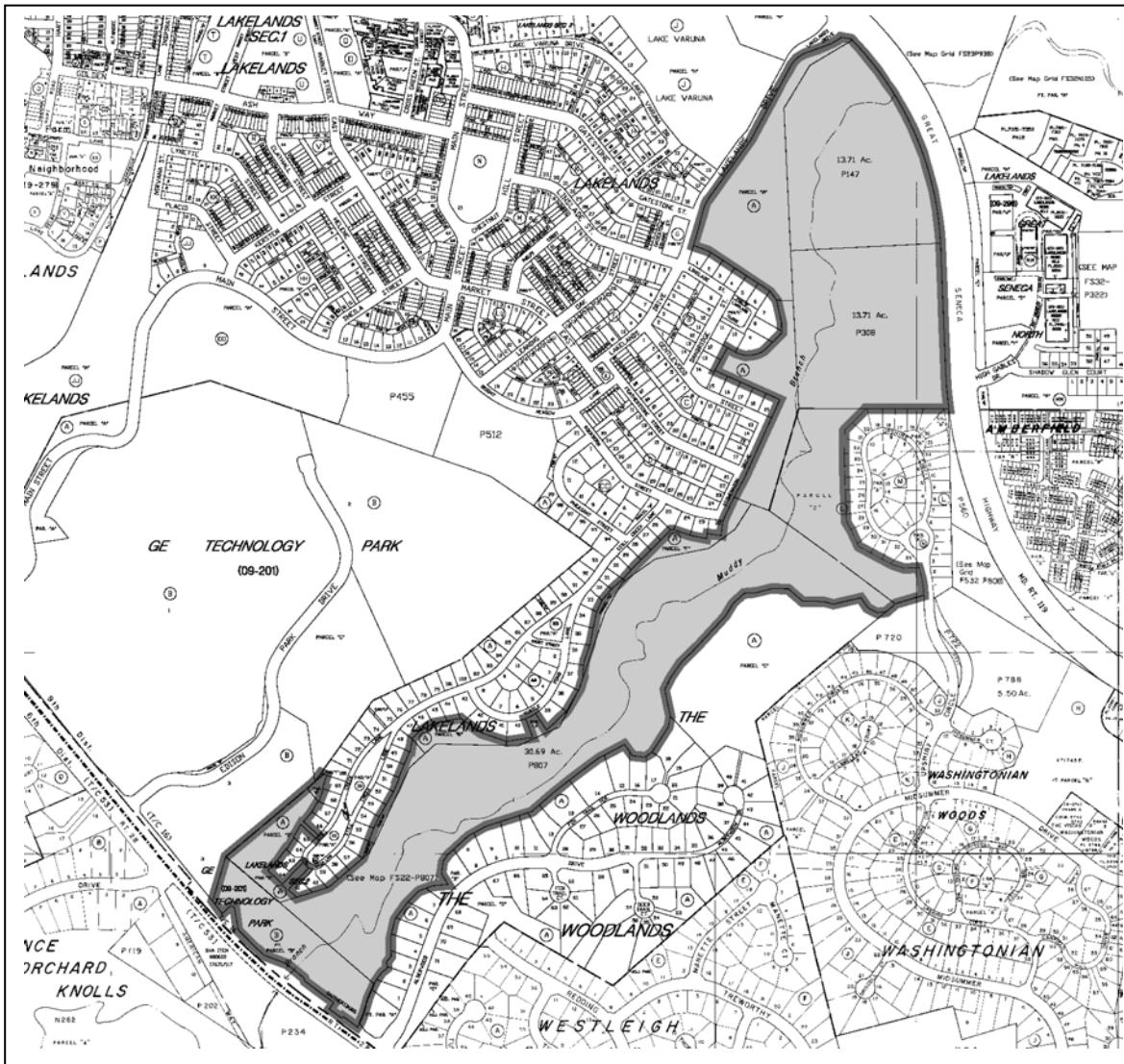


This is a 9.54-acre parcel occupied by the Consumer Products Safety Commission (CPSC) and is currently designated as Low Density Residential. Should this land be declared surplus in the future, the Low Density Residential designation will provide for a reasonable use of the land, but it does not accurately reflect the current land use. An institutional land use designation should be adopted with the understanding that the property's designation will be re-evaluated at such time as its public use ceases to operate. If the CPSC ceases to use the site, a Low Density Residential land use designation that requires single-family detached units consistent with the adjacent development. This property was the former control site of the NIKE missile site.

Land Use and Zoning Actions:

- Adopt Institutional and Low Density Residential land use designation
- Zoning remains MXD

- 33.** Designate Tax Map FS22 Parcels P147, P308, and P807; Parcel C Block L Washingtonian Woods; Parcels A, D, F, G, J, K, M, Q, R, S, and T Block A Lakelands; and Parcel D Block B G.E. Technology Park as Open Space.



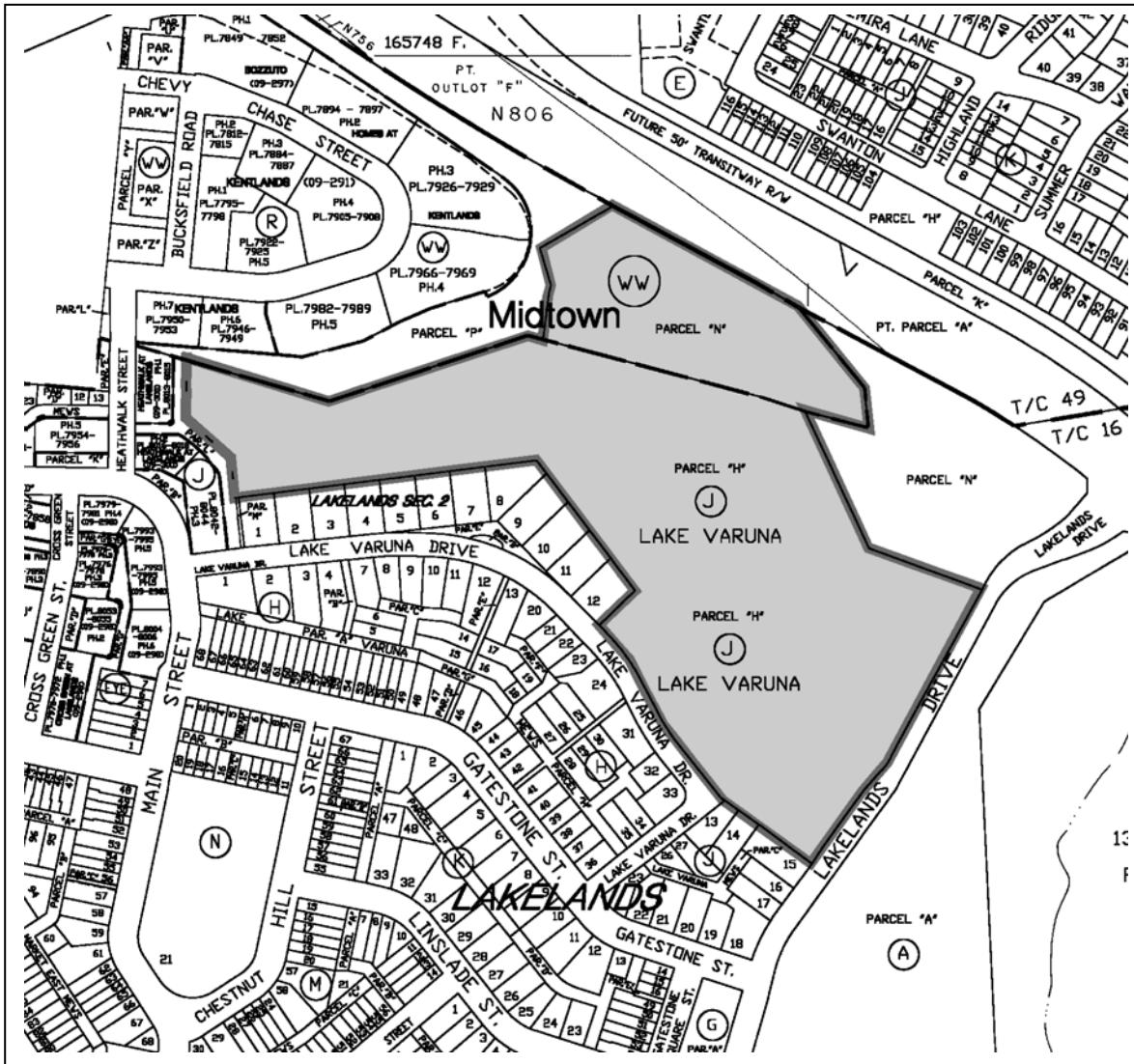
The parcels consist of 85.75 acres of the former National Geographic Society property now known as Lakelands (80.76 acres) and G.E. Technology Park (4.99 acres). The parcels are currently all zoned MXD, and consist of floodplain, wetlands, streams, lakes, and buffers that are required to be preserved through the implementation of the City's Environmental Standards for Development Regulations. Parcels P147, P308, and Parcel C Block L Washingtonian Woods are currently owned by the City. Parcels A, D, F, G, J, K, M, Q, R, S, and T Block A Lakelands will be conveyed to the City, per plats 20886, 21185, 21438, 21477, 21478, 21479, 21480, and 21838. It is anticipated that the City will acquire Parcel P807 and Parcel D Block B GE Technology Park. Retention of this open space will create a greenway depicted in the Sensitive Areas Master Plan for the City. This greenway will act as a wildlife refuge and a public open

space amenity. It will include a trail system that will have connections to the surrounding neighborhoods of Washingtonian Woods, The Woods at Muddy Branch, Westleigh, Kentlands, Lakelands and the G. E. Technology Campus on the former National Geographic Society property. The trail and bikeway network provide a Gaithersburg portion of a larger regional bikeway along the Muddy Branch stream that leads to the C&O Canal National Park along the Potomac River.

Land Use and Zoning Actions:

- Adopt Open Space land use designation
- Recommend Zoning change from MXD to R-A

34. Designate Parcel N Block WW Kentlands and Parcel H Block J Lakelands as Open Space.

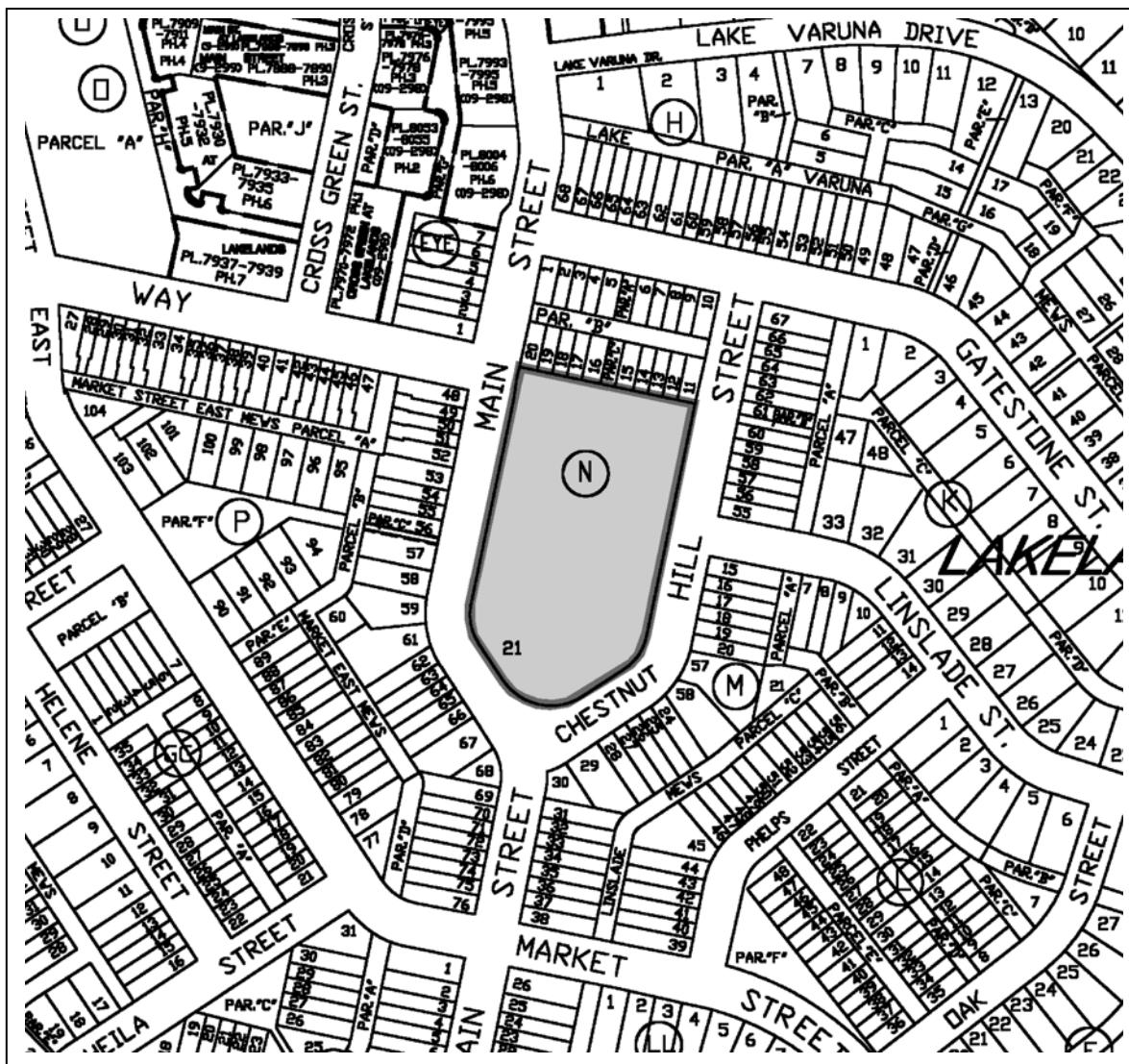


The property contains Lake Varuna and the associated stream valley. The land is surrounded by residential development. Parcel N is owned by the City and Parcel H will be conveyed to the City, per plat 21516. An open space land use designation will preserve these parcels as green space and recreation.

Land Use and Zoning Actions:

- Adopt Open Space land use designation
- Recommend Zoning change from MXD to R-A

35. Designate Lot 21 Block N Lakelands as Open Space



This parcel contains the Lakelands recreational center. There is no anticipated redevelopment within the foreseeable future so an institutional land use designation would confirm the existing land use.

Land Use and Zoning Actions:

- Adopt Open Space land use designation
- Zoning remains MXD

36. Designate Lot 9 Block JJ Lakelands as Institutional

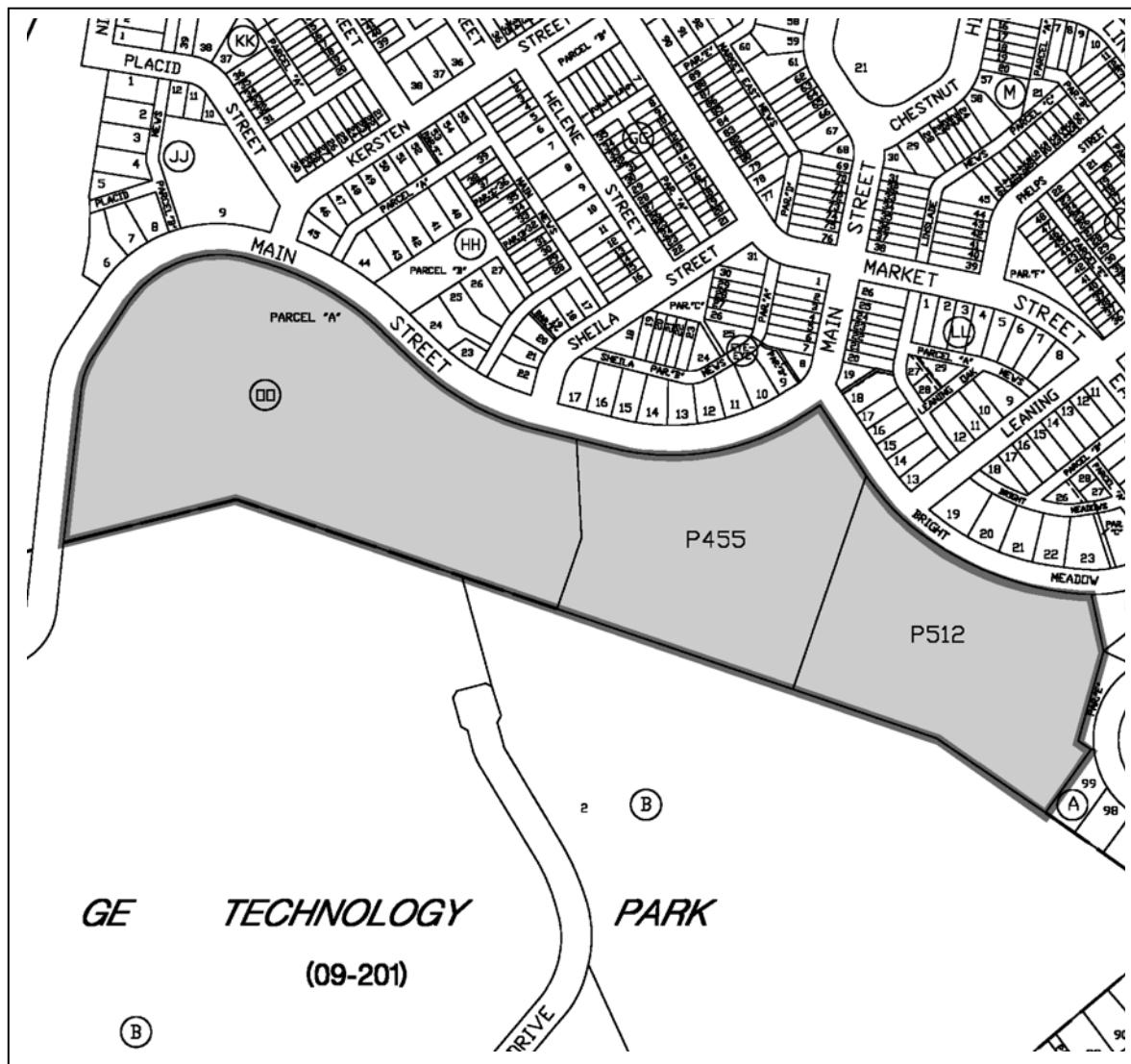


A proposed religious facility is planned for this parcel. There is no anticipated change to the development proposal within the foreseeable future and an institutional land use designation would confirm the proposed land use.

Land Use and Zoning Actions:

- Adopt Institutional land use designation
- Zoning remains MXD

37. Designate Parcel A Block OO Lakelands and part of Tax Map FS12 Parcel P455 as Open Space. Designate part of Tax Map FS12 Parcel P455 and all of Tax Map FS12 Parcel P512 as Institutional.



Parcel A Block OO and the western half of Parcel P455 are owned by the City and are currently under development as Lakelands Park. Many of the facilities, including ball fields, will be shared with the proposed Lakelands Park Middle School.

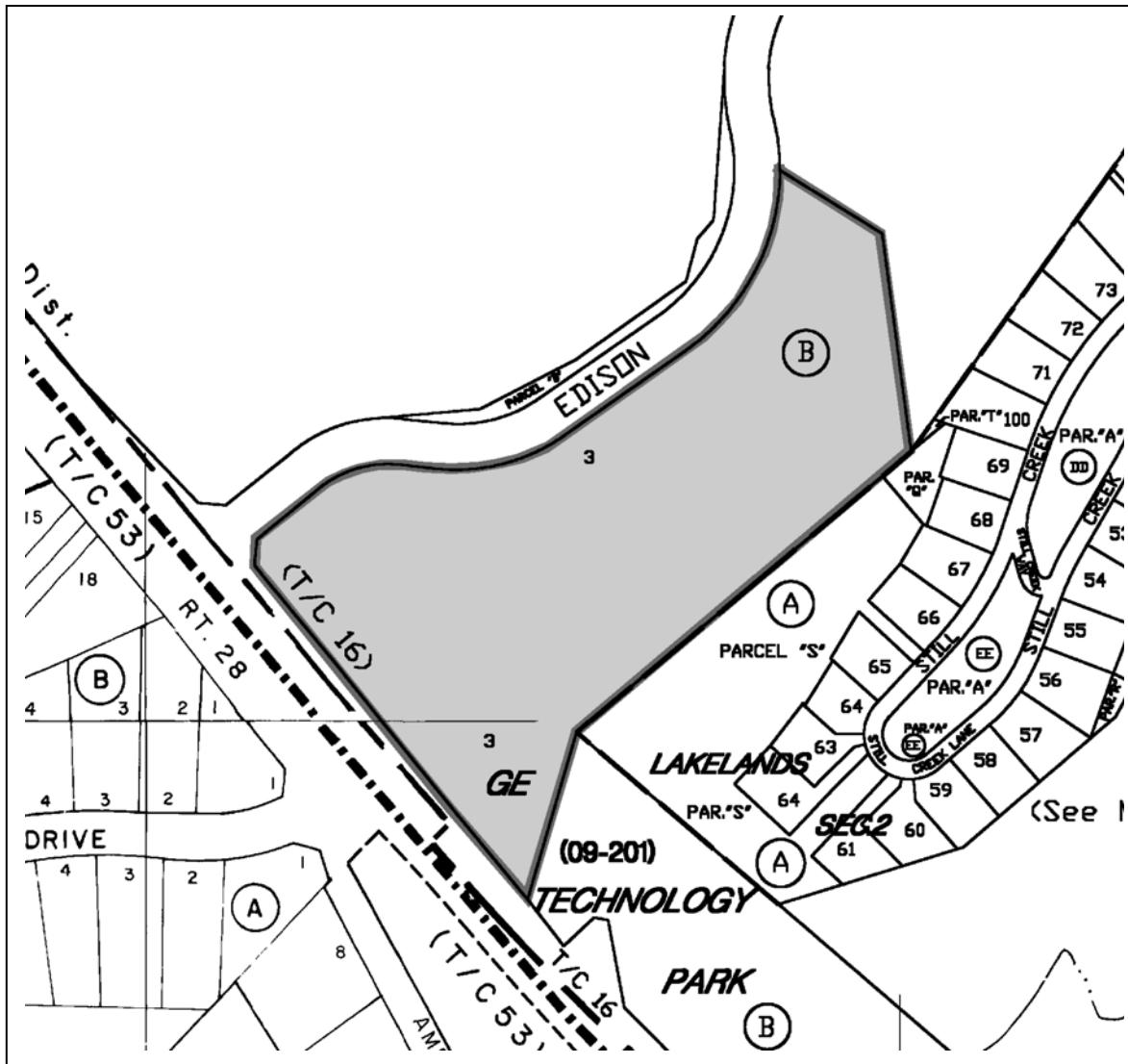
The eastern half of Parcel P455 and all of Parcel P512 were transferred to Montgomery County Public Schools (MCPS) for use as a middle school. These parcels equal approximately 8 acres and are considered insufficient by themselves to support a middle school facility, so the City will share facilities on the adjacent Lakelands Park. The MCPS development plan for Lakelands Park

Middle School has been submitted to the City to begin the review process. MCPS indicates that it intends to open the facility in 2005.

Land Use and Zoning Actions:

- Adopt Institutional and Open Space land use designation
- Recommend Zoning change from MXD to R-A

38. Designate Lot 3 Block B G.E. Technology Park as Institutional.

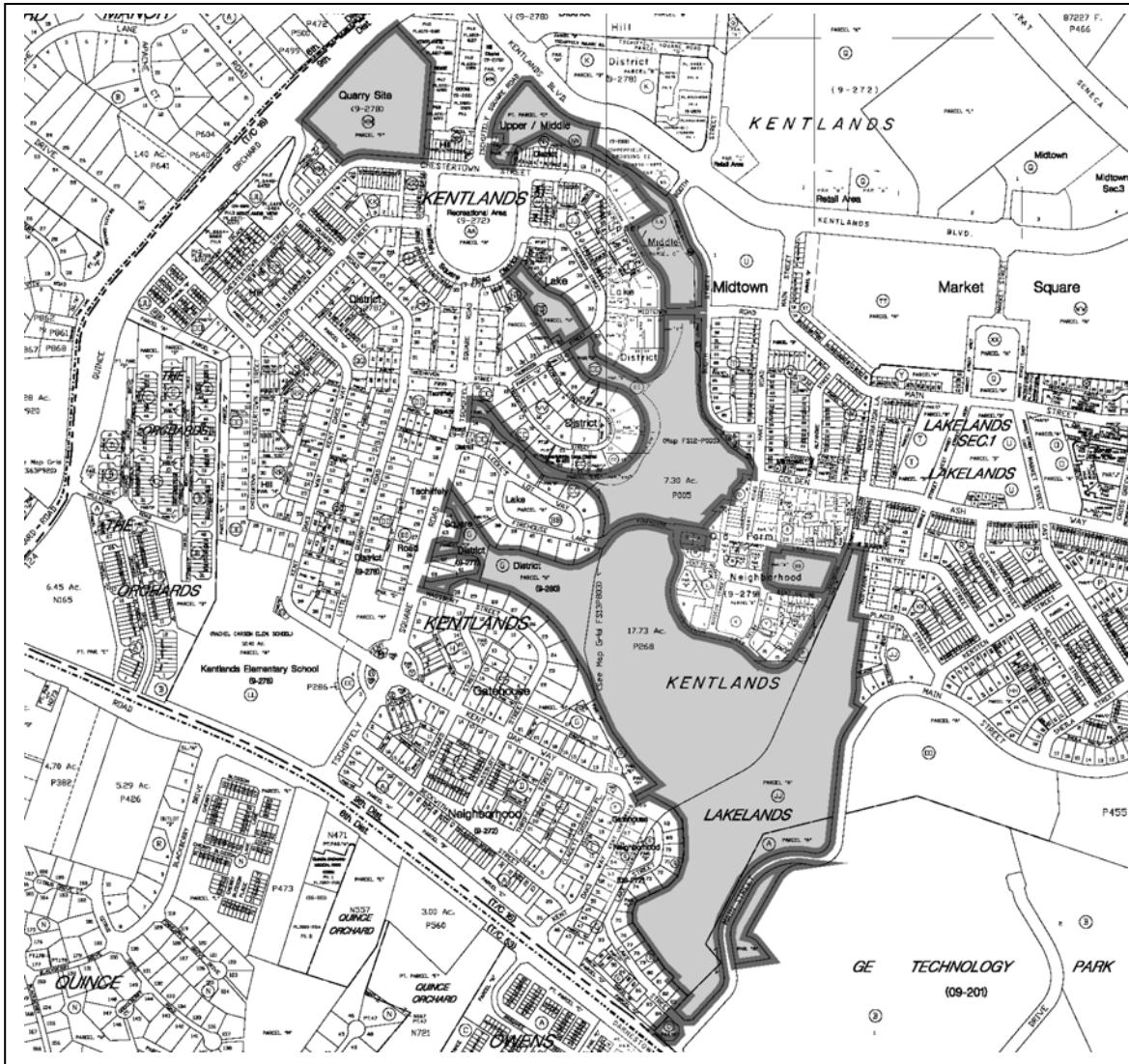


This City-owned lot is proposed to be the site of the City's planned Lakelands Recreational Center, which will include indoor swimming facilities, locker rooms, gym, and multi-purpose rooms. Construction of the aquatic facility will be implemented via the City's Capital Improvements Program.

Land Use and Zoning Actions:

Designate as Open Space land use designation
Recommend Zoning change from MXD to R-A

39. Designate Tax Map FS12 Parcels P005 and P268; Parcel A Block A, Parcel A Block B, and Parcel A Block C GE Technology Park; Parcels N and O Block G, Parcel A, B, and C Block P, Parcels F, G, I, and K Block CC, Parcels A and B Block M, Parcel A Block SS, Parcel D Block W, Parcel H Block II, Parcel E, Parcel F, and Part Of Parcel C Block NN, and Parcel F Block MM Kentlands as Open Space

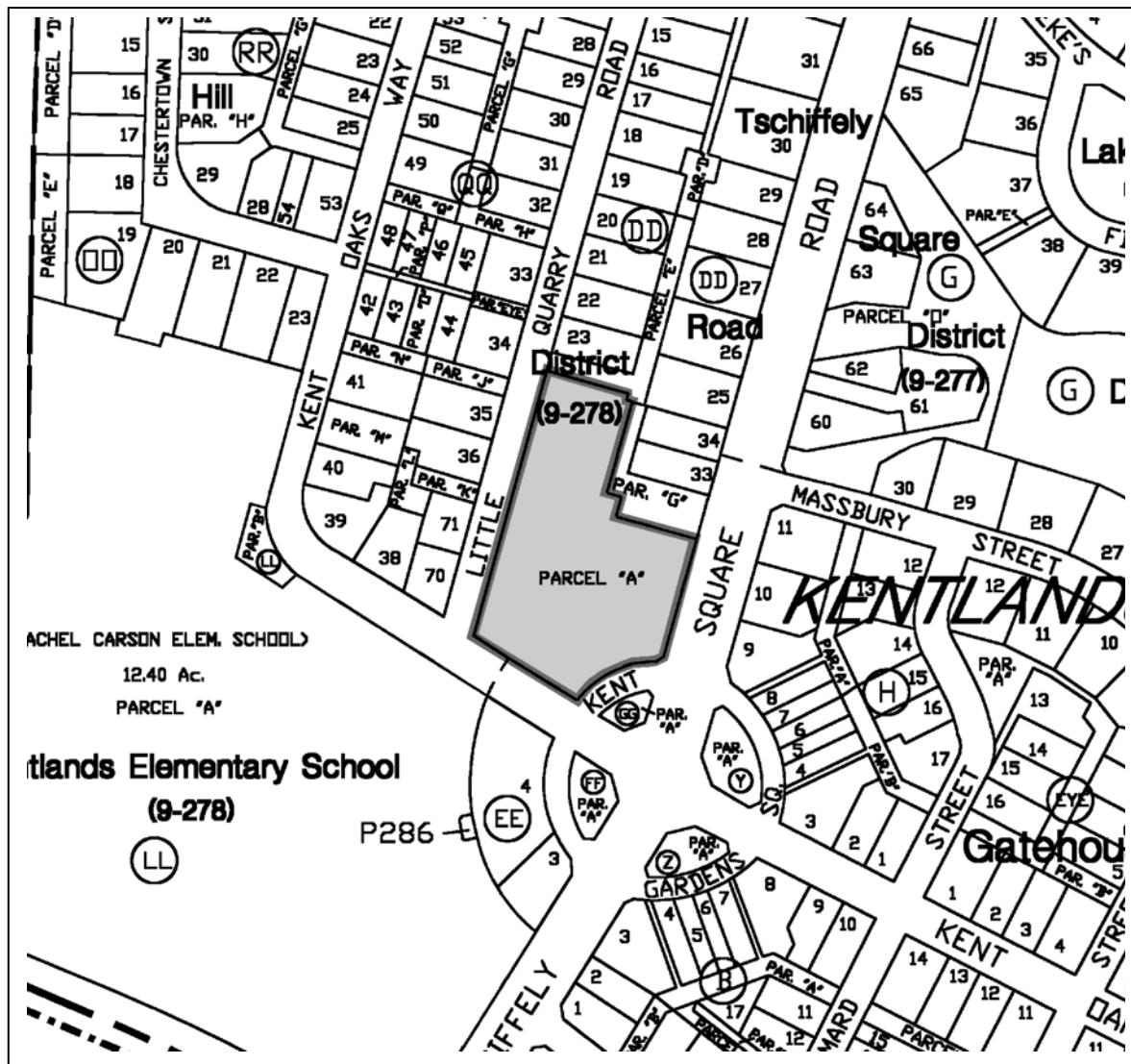


These parcels of land are owned by the City of Gaithersburg and consist of lakes, wetlands, and parks within Kentlands. The property is currently zoned MXD. An open space land use designation on these parcels will confirm the City's commitment to preserving the natural environment and providing recreational opportunities.

Land Use and Zoning Actions:

- Adopt Open Space land use designation
- Recommend Zoning change from MXD to R-A

40. Designate Parcel A Block DD Kentlands as Institutional

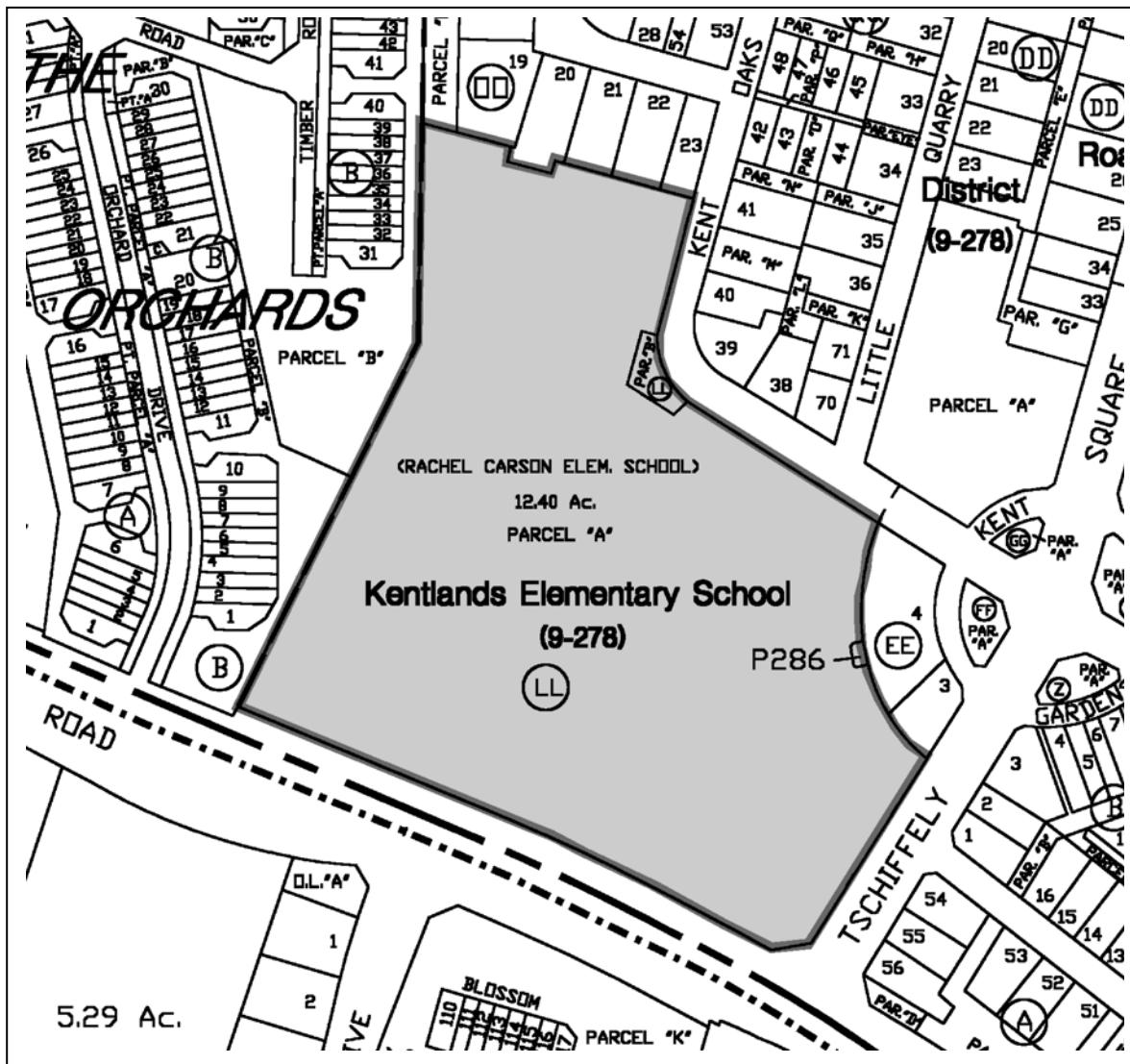


This parcel contains an existing religious facility. There is no anticipated redevelopment within the foreseeable future and an institutional land use designation would confirm the existing land use.

Land Use and Zoning Actions:

- Adopt Institutional land use designation
- Zoning remains MXD

41. Designate Parcel A and Parcel B Block LL Kentlands and Tax Map ES62 Parcel P286 as Institutional.

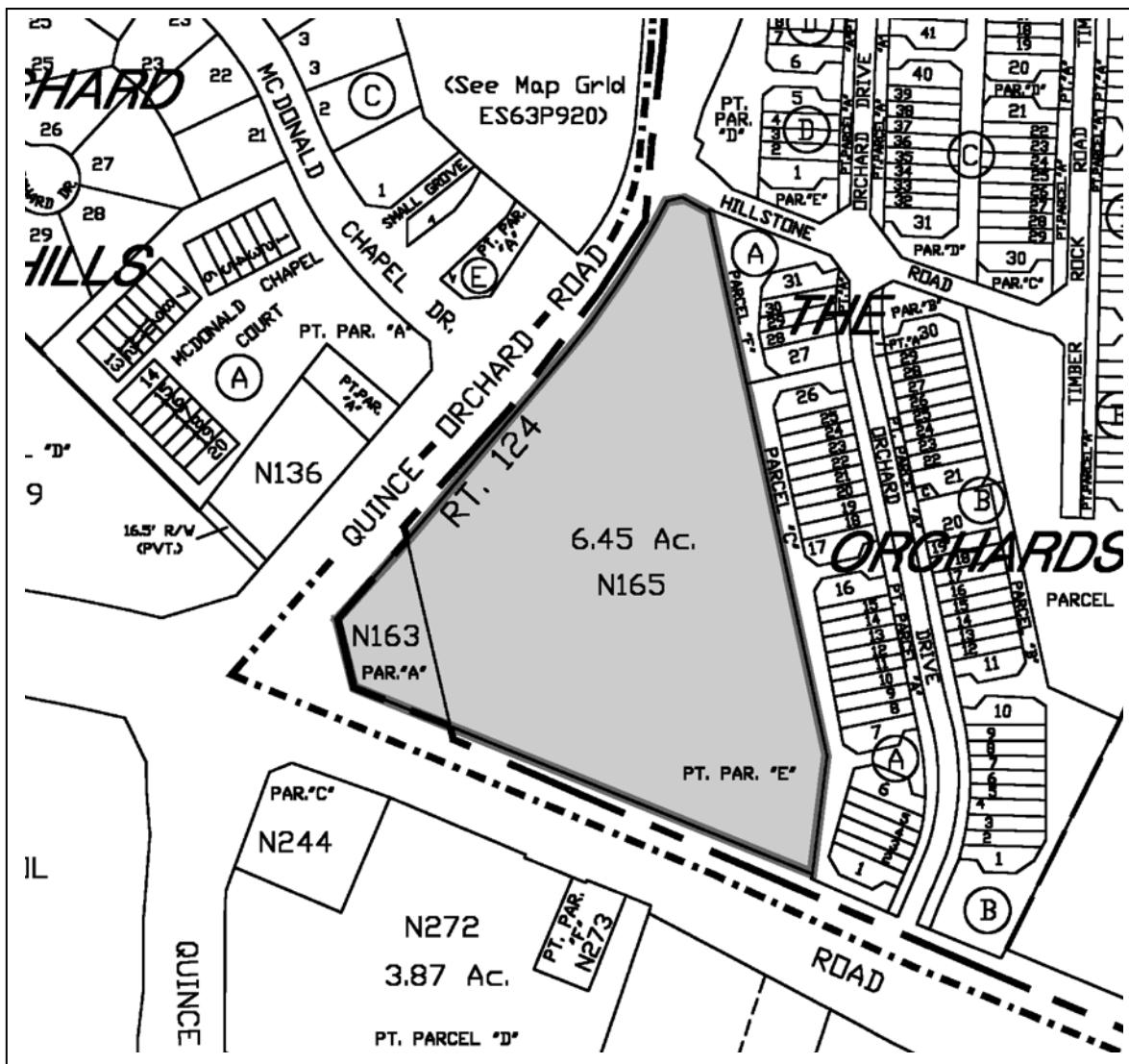


This parcel contains the existing Rachel Carson Elementary School and a small City-owned parcel (P286). The City has placed a plaque explaining the naming of the elementary school on parcel P286. There is no anticipated redevelopment within the foreseeable future and an institutional land use designation would confirm the existing land use.

Land Use and Zoning Actions:

- Adopt Institutional land use designation
- Zoning change to R-A

42. Retain Parcels A and E Quince Orchard Shopping Center as Commercial.



These parcels currently make up half of the Shops at Potomac Valley. They are located at the northeast corner of MD Route 28 and MD Route 124. The surrounding areas of the County contain primarily retail, residential, and institutional uses. The site has a land use designation of Commercial and is fully developed consisting primarily of retail establishments.

This site is in a great location and is recommended to be redeveloped. There is limited office space in the immediate area and this is a prime redevelopment location for additional offices. A Commercial-Office land use designation allows the site to either fully redevelop or partially redevelop with office structures while preserving some of the existing commercial uses. Parking on this site is limited

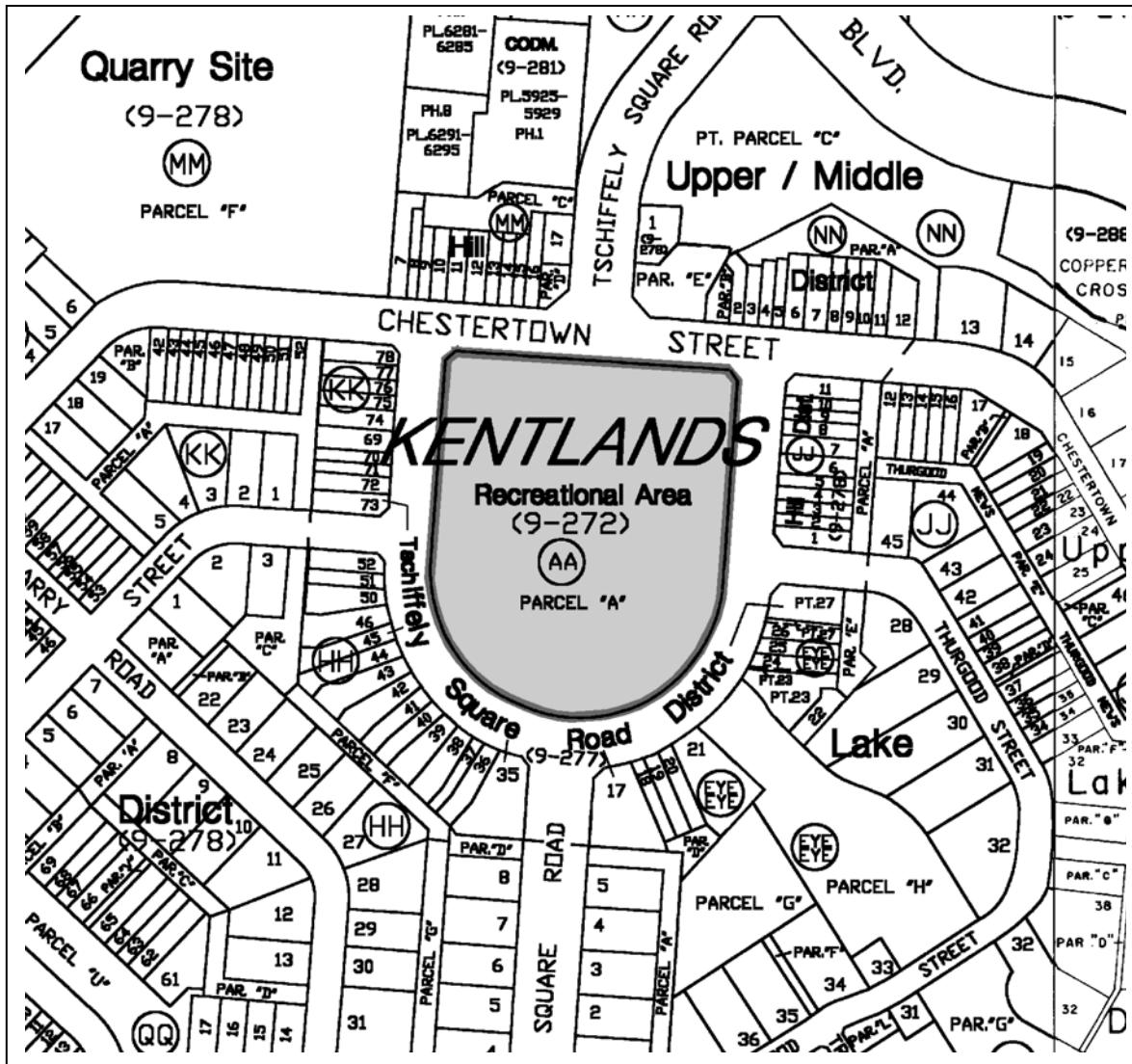
and structured parking should be required as part of any redevelopment proposal.

Located in the southwest corner of the City of Gaithersburg, this site acts as a gateway into the City along two major roadways. Any proposed redevelopment plan should keep this in mind while developing site and architectural designs and should incorporate gateway features or elements.

Land Use and Zoning Actions:

- Adopt Commercial-Office land use designation
- Recommend Zoning change from C-1 to MXD

43. Designate Parcel A Block AA Kentlands as Open Space

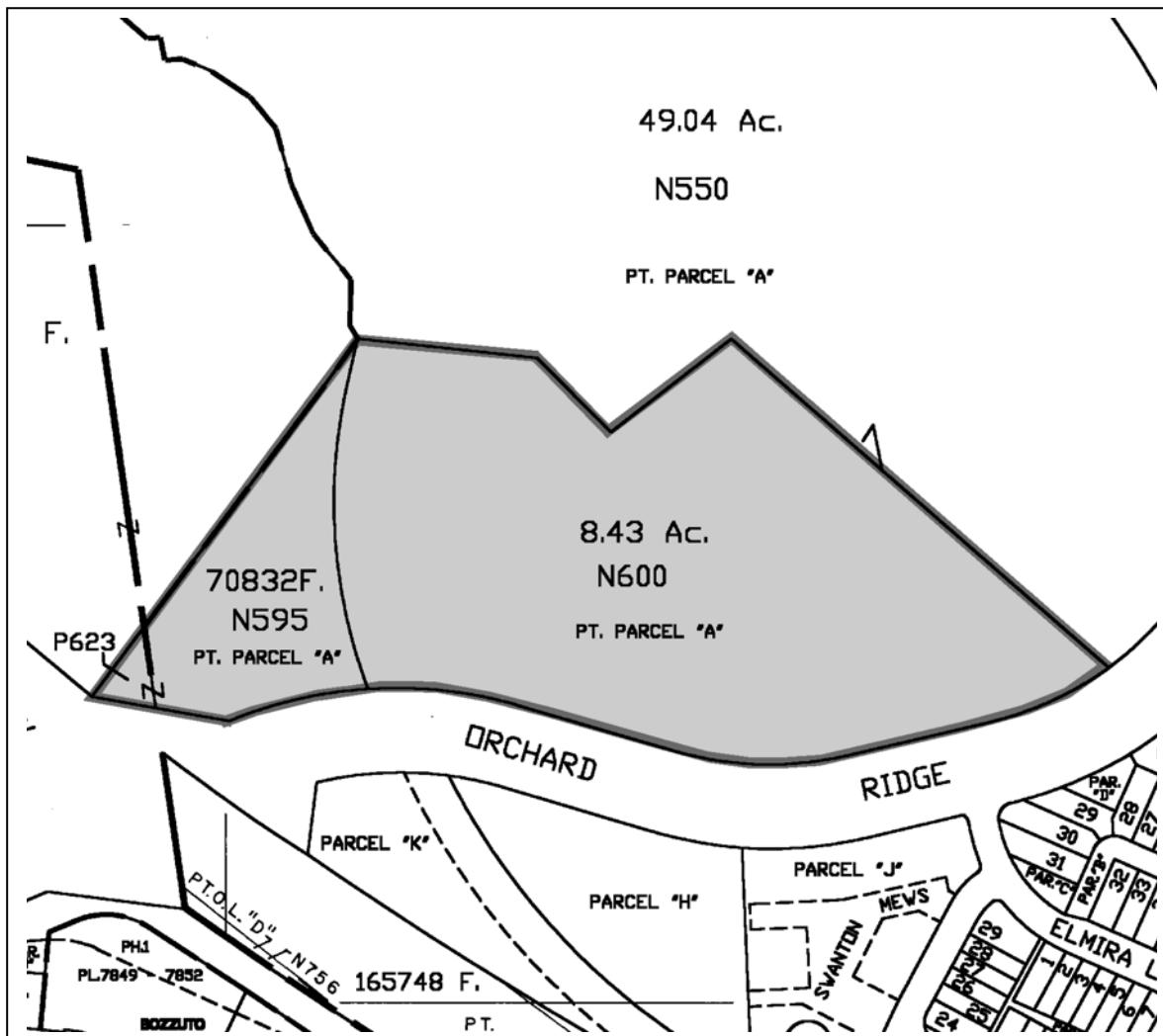


This parcel contains the Kentlands recreational center. There is no anticipated redevelopment within the foreseeable future and an open space land use designation would confirm the existing land use.

Land Use and Zoning Actions:

- Adopt Open Space land use designation
- Zoning remains MXD

44. Designate Tax Map FS23 Parcels N600, N595, and P623 as Institutional.



These three parcels, totaling 10.15 acres, are located in the Quince Orchard Park development. These parcels are currently owned by the City and are intended to be the location of a transit station and associated parking facility for the planned Corridor Cities Transitway (CCT).

On December 17, 2001, the Mayor and Council approved Zoning Map Amendment Z-275(C) to amend the previously approved sketch plan for Quince Orchard Park. As a result of this amendment, this 10.16 acres parcel was established to contain the CCT facilities which include right-of-way and a transit station.

The property contains stream valley buffer, floodplain and wetlands. The stream valley buffer shall be preserved. No grading or disturbance will be

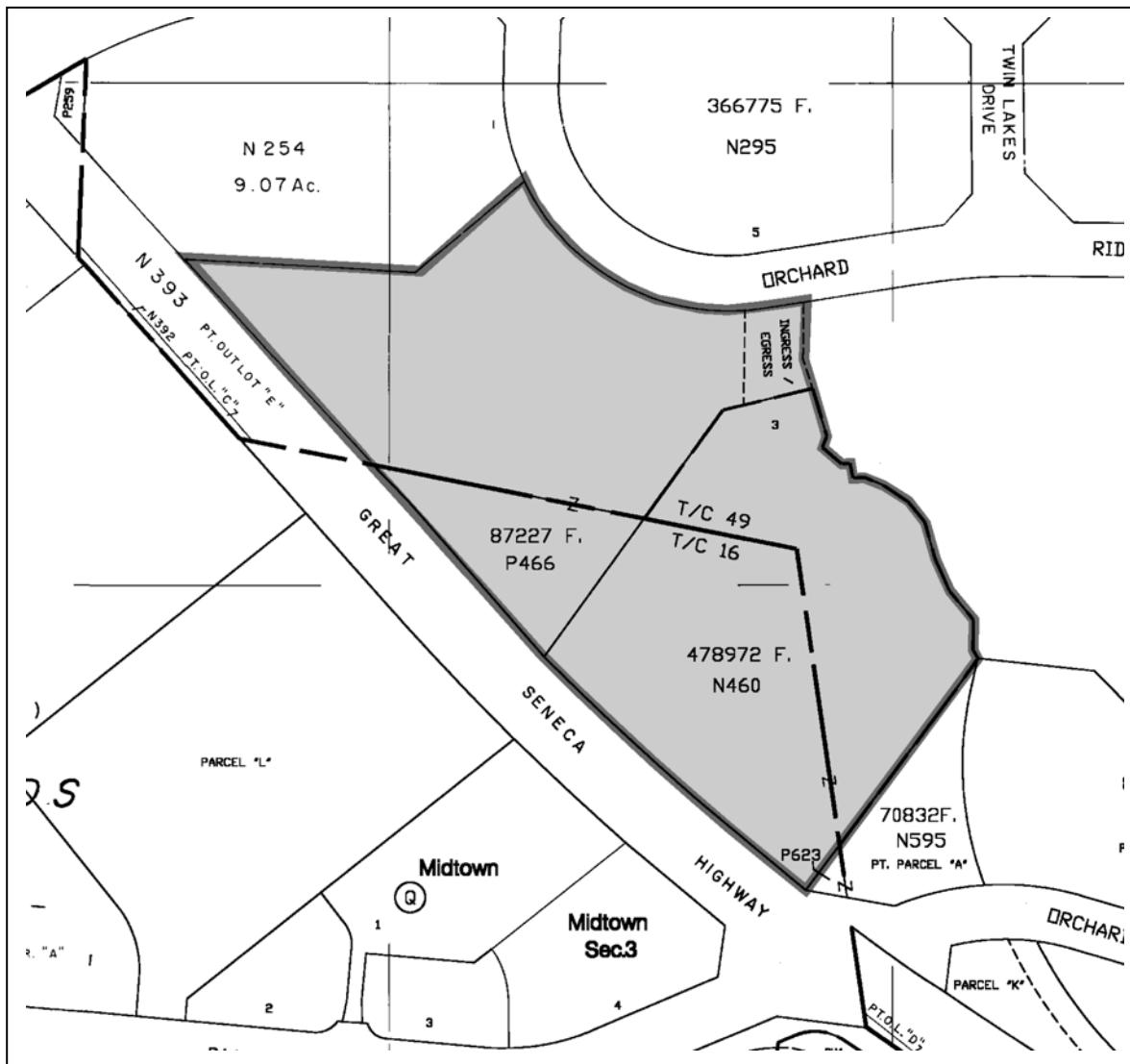
permitted within the stream valley buffer other then that required for the CCT. Most likely, the CCT right-of-way will need to extend into the stream valley buffer.

Currently, there are two possible locations for the CCT transit station. The first location and City preferred site is a three (3) acre site located on the east side of the parcel. This site is located out of the stream valley buffer however, a realignment of the CCT right-of-way must occur to access this area. To accommodate the parking needs for the station a portion of the property to the north (Map Designation 46) may be needed. The second location is a 1.72 acres site located on the west side of the parcel which is also out of the stream valley buffer. If this 1.72 acre site is not chosen for the transit station, the site may still be used for an additional parking facility.

Land Use and Zoning Actions:

- Adopt Institutional land use designation
- Zoning remains MXD

45. Retain Lot 3 Quince Orchard Corporate Center and Tax Map FS13 Parcel P466 as Industrial-Research-Office.



This map designation is known as the "Ridges" section of the Quince Orchard Park development. Zoning Map Amendment Z-275 was approved by the Mayor and City Council and rezoned the entire Quince Orchard Park property to Mixed Use Development (MXD). The land is currently designated as a commercial-industrial-research-office land use.

On December 17, 2001, the Mayor and Council approved Zoning Map Amendment Z-275(C) to amend the previously approved sketch plan for Quince Orchard Park to transfer 355,000 square feet of future development from the Meadows section to the Ridges section of the Quince Orchard Park development. The Meadows development range of square footage was

decreased to 150,000 ñ 350,000 while the Ridges increased to allow for 855,000 square feet.

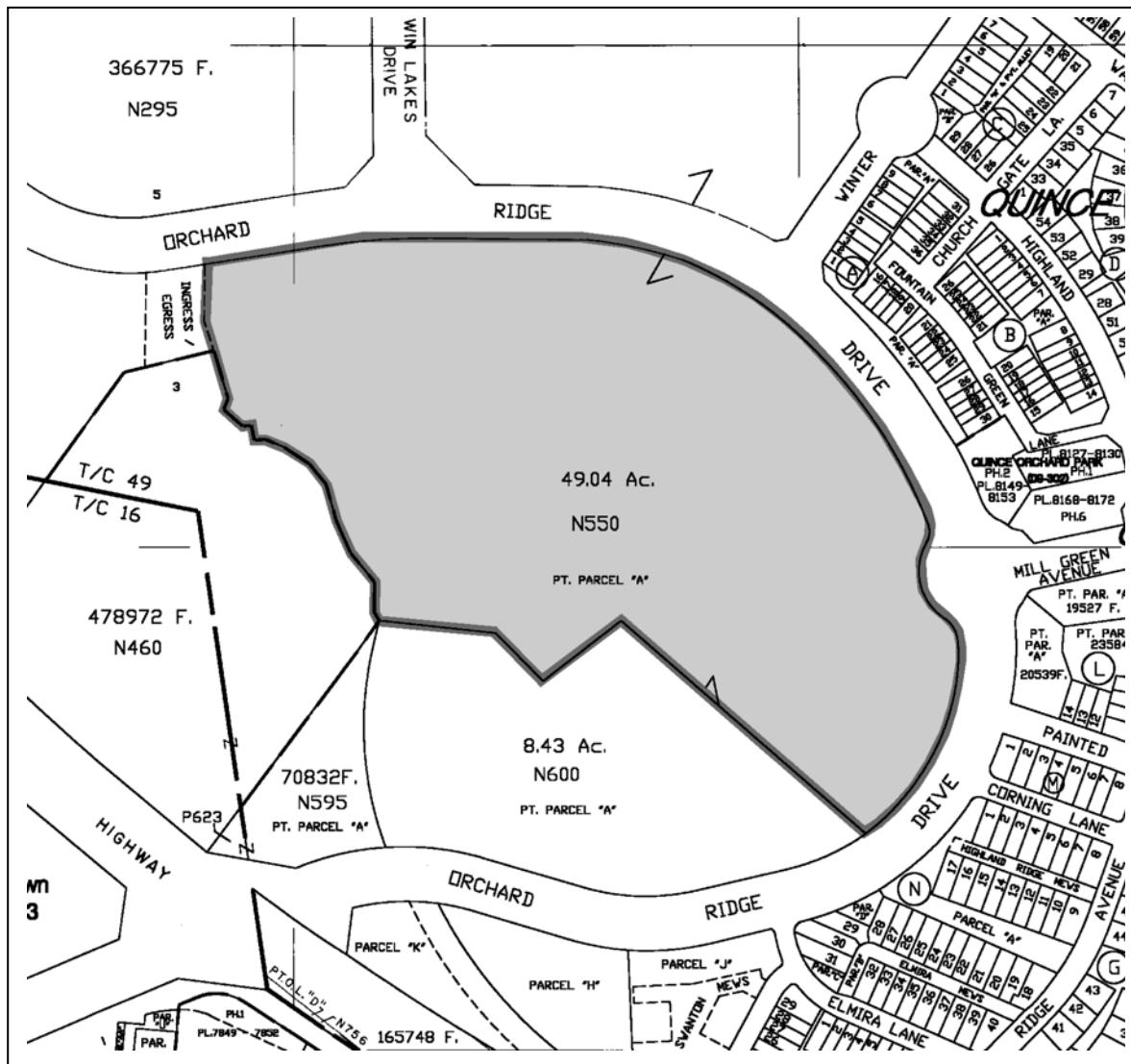
Existing in the Ridges is an approved 3-story 105,000 square feet office building. The purpose for the transfer is to provide additional square footage for the future build-out of the 750,000 square feet Medimmune office/research project. At this time, both the schematic development plan (SDP-01-002) and site plan (SP-01-0010) for Phase I of the Medimmune project have been approved. Construction has begun for Medimmune-Phase I consisting of a three-five story 210,000 square feet office/laboratory building and a three level parking garage.

At such time the remaining 540,000 square feet of the Medimmune project is developed, no further development shall occur within the Ridges section of Quince Orchard Park. The remaining 540,000 square feet of the Medimmune project can not obtain a use and occupancy permit until Orchard Ridge Drive is fully completed.

Land Use and Zoning Actions:

- Retain Industrial-Research-Office land use designation
- Zoning remains MXD

- 46.** Designate part of Tax Map FS23 Parcel N550 as Residential-Office and Institutional.



This map designation is known as the "Meadows" section of the Quince Orchard Park development. Zoning Map Amendment Z-275 was approved by the Mayor and City Council and rezoned the entire Quince Orchard Park property to Mixed Use Development (MXD). The land is currently designated as a commercial-industrial-research-office land use.

On December 17, 2001, the Mayor and Council approved Zoning Map Amendment Z-275(C) to amend the previously approved sketch plan for Quince Orchard Park to transfer 355,000 square feet of future development from the Meadows section to the Ridges section of the Quince Orchard Park development. The Meadows development range was decreased to 150,000 to

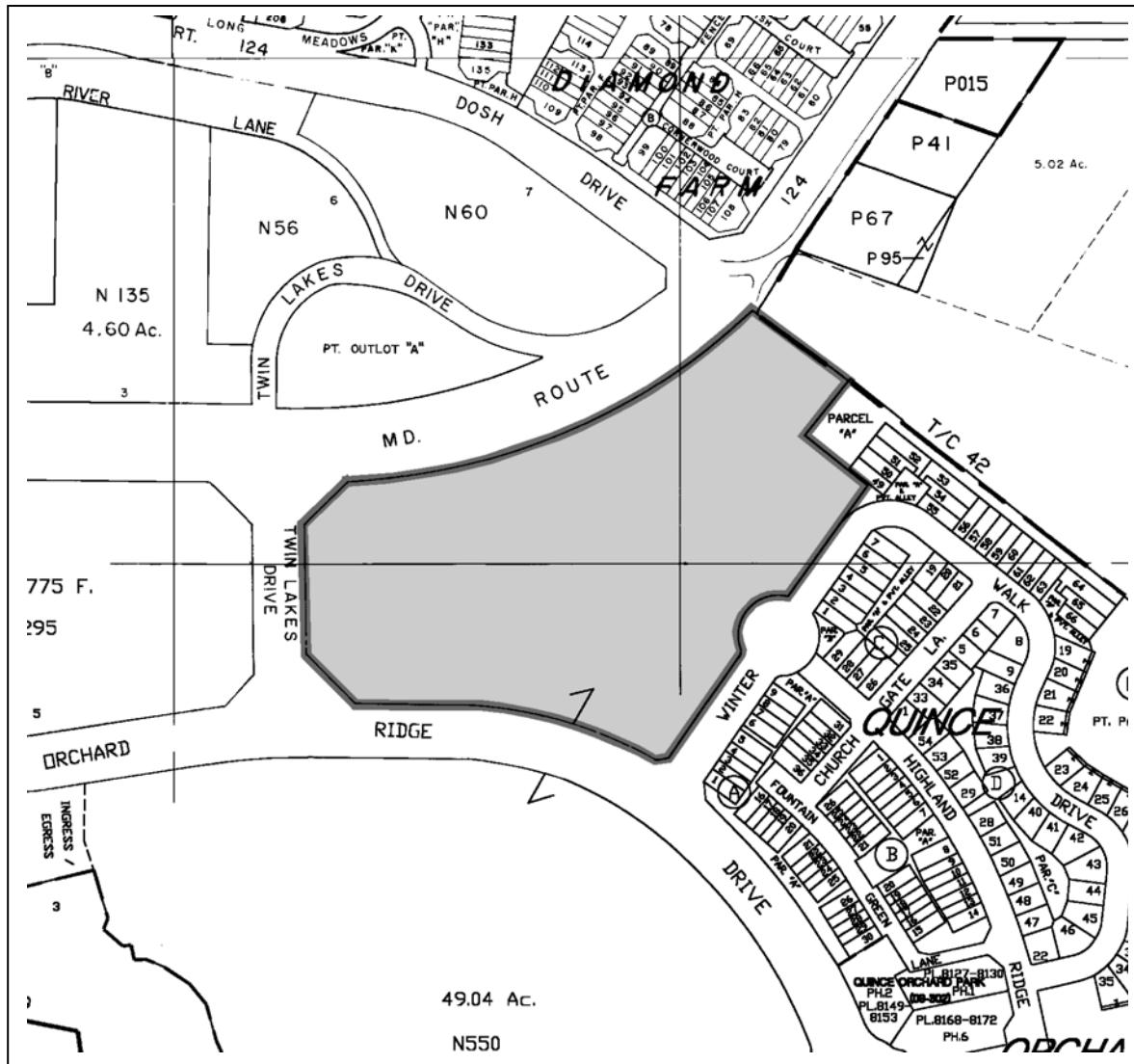
350,000 square feet. The permitted height for buildings was reduced to three (3) to eight (8) stories, with particular attention paid to the separation between any building six stories and above and the adjacent residential uses. Essentially, the closer the building is located to the residential uses, the shorter the building height must become. The only buildings that may be six or more stories are buildings that are located as far from the residential uses as possible.

The Meadows is the future location for the Corridor Cities Transit way (CCT) right-of-way and possible CCT station. The stream valley buffer that extends into the Meadows shall be preserved. No grading or disturbance will be permitted within the stream valley buffer other then required for the CCT. The exact locations of the CCT right-of-way and transit station are still being determined. Most likely the CCT right-of-way will be located along the stream valley buffer to the west and along the west property line. The majority of the CCT station should be located on the adjacent property to the south (Map Designation 44), but a portion of the parking for the station may need to be located within the southeast corner of this map designation area. Any proposed development that may impact the CCT alignment, should be delayed until such time as the CCT right-of-way and station locations have been determined. Any proposed development of this area can not begin construction until Orchard Ridge Drive is fully completed.

Land Use and Zoning Actions:

- Adopt Residential-Office and Institutional land use designation
- Zoning remains MXD

47. Retain part of Tax Map FS23 Parcel N550 as Residential-Office.



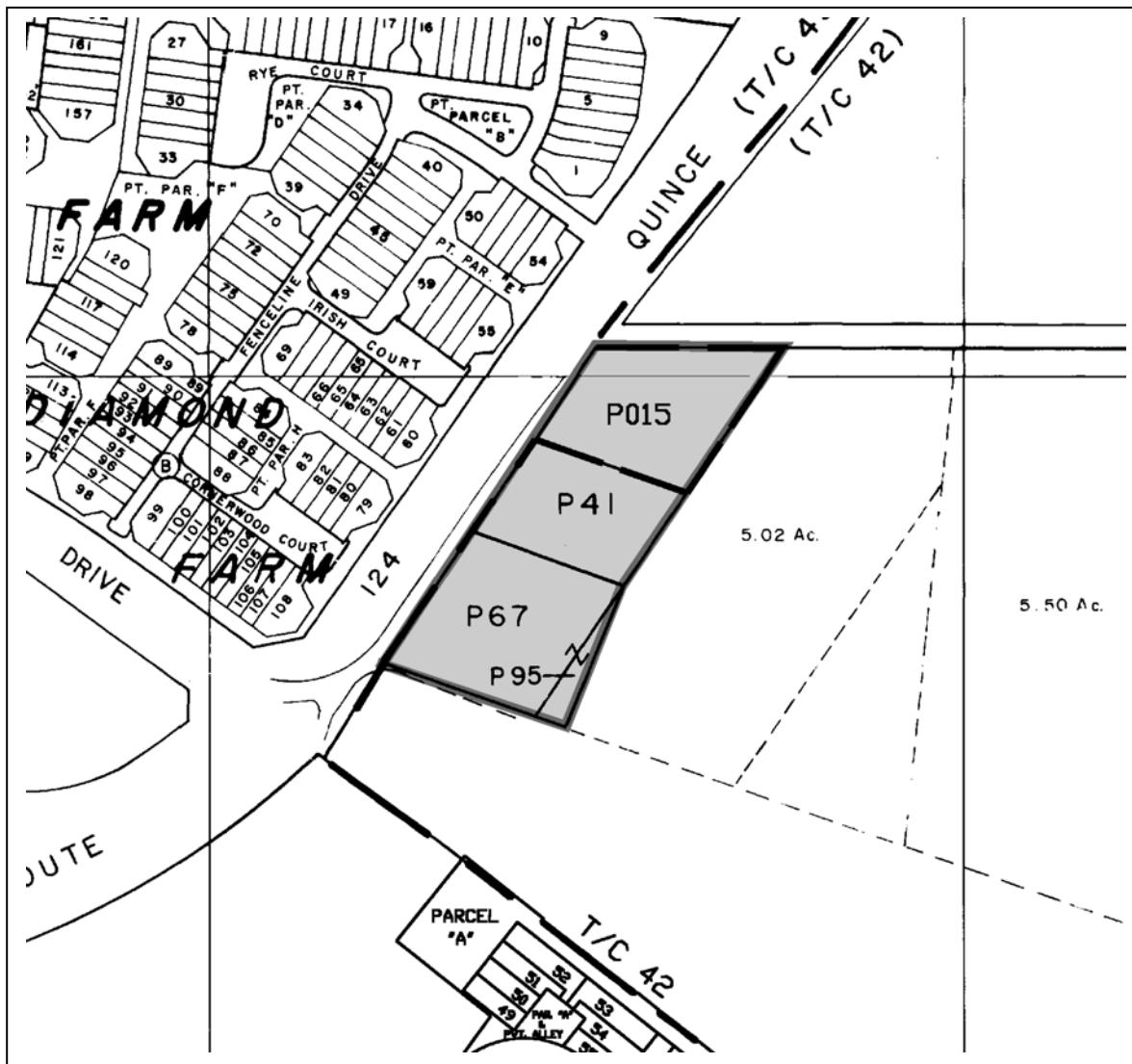
This land encompasses approximately 30 acres of land identified as "The Vista" and bounded by Winter Walk Drive, Orchard Ridge Drive, Twin Lakes Drive, and Quince Orchard Road. Retaining a Residential-Office land use designation is consistent with the proposal noted in the adopted sketch plan (Z-275). The introduction of a residential element assists in creating this new community. The 12.3-acre "Vista" site offers two land use scenarios: Scenario A, which proposes two 5-story office buildings in the 150,000-200,000 square foot range, or Scenario B, which proposes residential land use of 75-125 dwelling units. The residential-office land use designation will permit either land use option to emerge as proposed in the sketch plan. A third option, a combination of office and dwelling units, should also be explored. This could consist of separate office buildings or live-work units that can be used primarily for offices, with a small

number of live-works permitted to have other commercial uses, including restaurants and retail.

Land Use and Zoning Actions:

- Retain the Residential-Office land use designation
- Zoning remains MXD

- 48.** Retain Tax Map FS23 Parcel P015 (in City) and Parcels P41, P67, and P95 (not in City) as Commercial-Office-Residential.



The parcel within the corporate limits of the City (P015) has a land use designation of office, with restrictions on the type of uses per the annexation agreement. The two parcels not within the corporate limits of the City of Gaithersburg are an enclave and should be designated commercial-office-residential.

The proposed Corridor Cities Transitway will impact these three parcels. The transitway alignment is planned to run along Quince Orchard Road, which raises access issues and may require noise mitigation and visual screening whether the land uses remain residential or office/commercial in nature. Any redevelopment

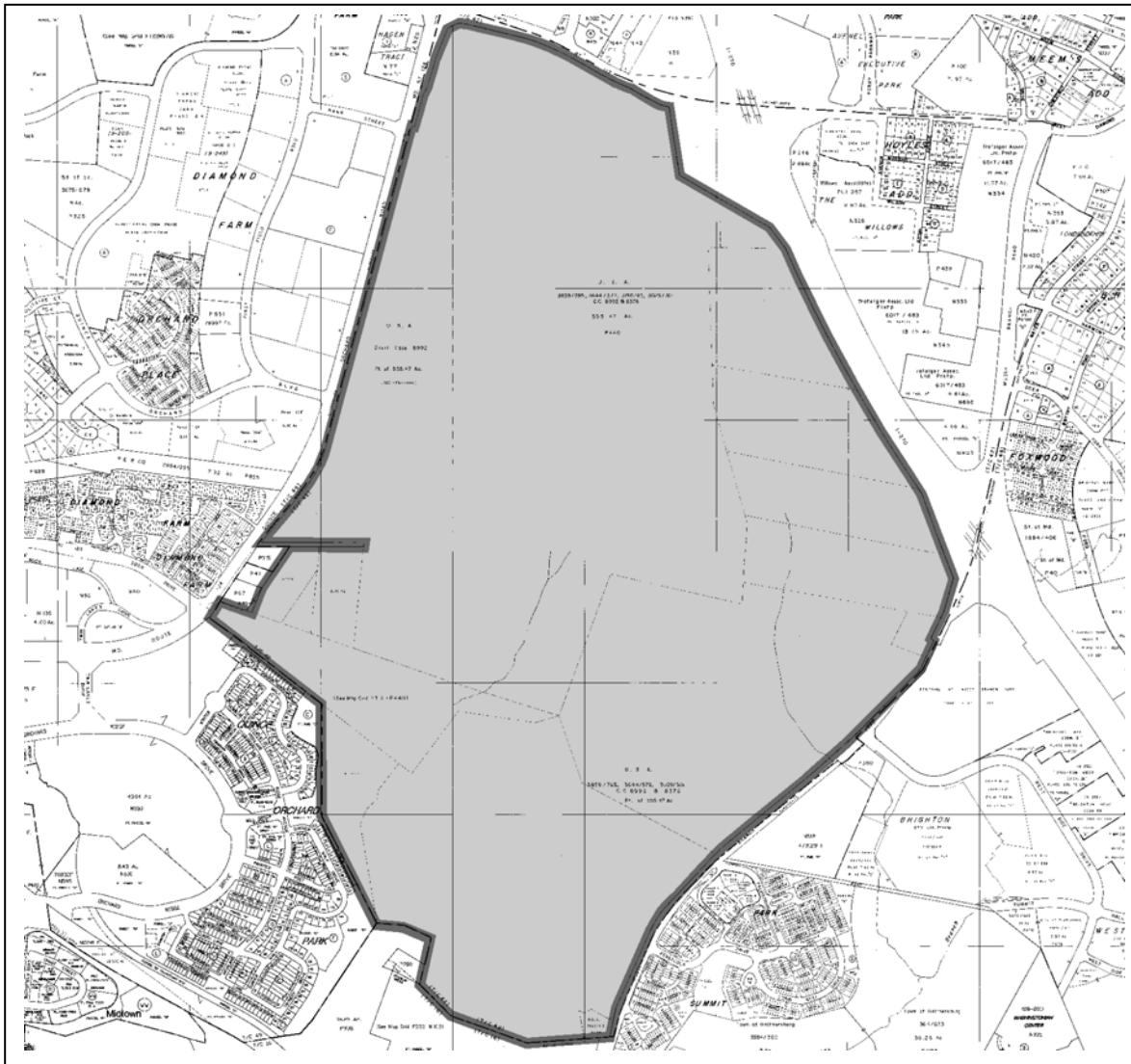
on these lots should be at a scale harmonious with the surrounding parcels along Quince Orchard Road.

Land Use and Zoning Actions:

- Retain Commercial-Office-Residential land use designation on Parcel P015
- Zoning remains C-2

- Adopt Commercial-Office-Residential land use on Parcels P41, P67, and P95, if annexed.
- Adopt R-B Zoning, if annexed

- 49.** Designate Tax Map FT31 Parcel P440, commonly known as the National Institute of Standards and Technology (NIST), as Institutional, if annexed.



The National Institute of Standards and Technology (NIST) is a 555-acre site with a total of nearly 2.5 million square feet of office and lab space. It is bounded by Interstate 270 and Muddy Branch Road to the east, properties owned by the Izaak Walton League and Quince Orchard Corporate Park to the south, West Diamond Avenue to the north, and Quince Orchard Road to the west. Its primary use is a campus style research/development and office complex. NIST has been chosen as a map designation because it is an enclave within the maximum expansion limits of the City.

NIST is adjacent to, and plays a significant role in, the approval process of the Corridor Cities Transitway (CCT), a light rail or bus rapid transitway with an

associated 8-foot wide multi-use path that is planned to run from the Shady Grove Metro Station in Rockville to Clarksburg, MD. The proposed transitway alignment is along the east side of Quince Orchard Road and crosses the southernmost driveway of NIST. A small transit station is proposed at the intersection of Quince Orchard Boulevard and Quince Orchard Road on the NIST side of the street. No parking is proposed at this station, but an on-street ~~kiss~~ and ride~~i~~ (drop-off) area is proposed.

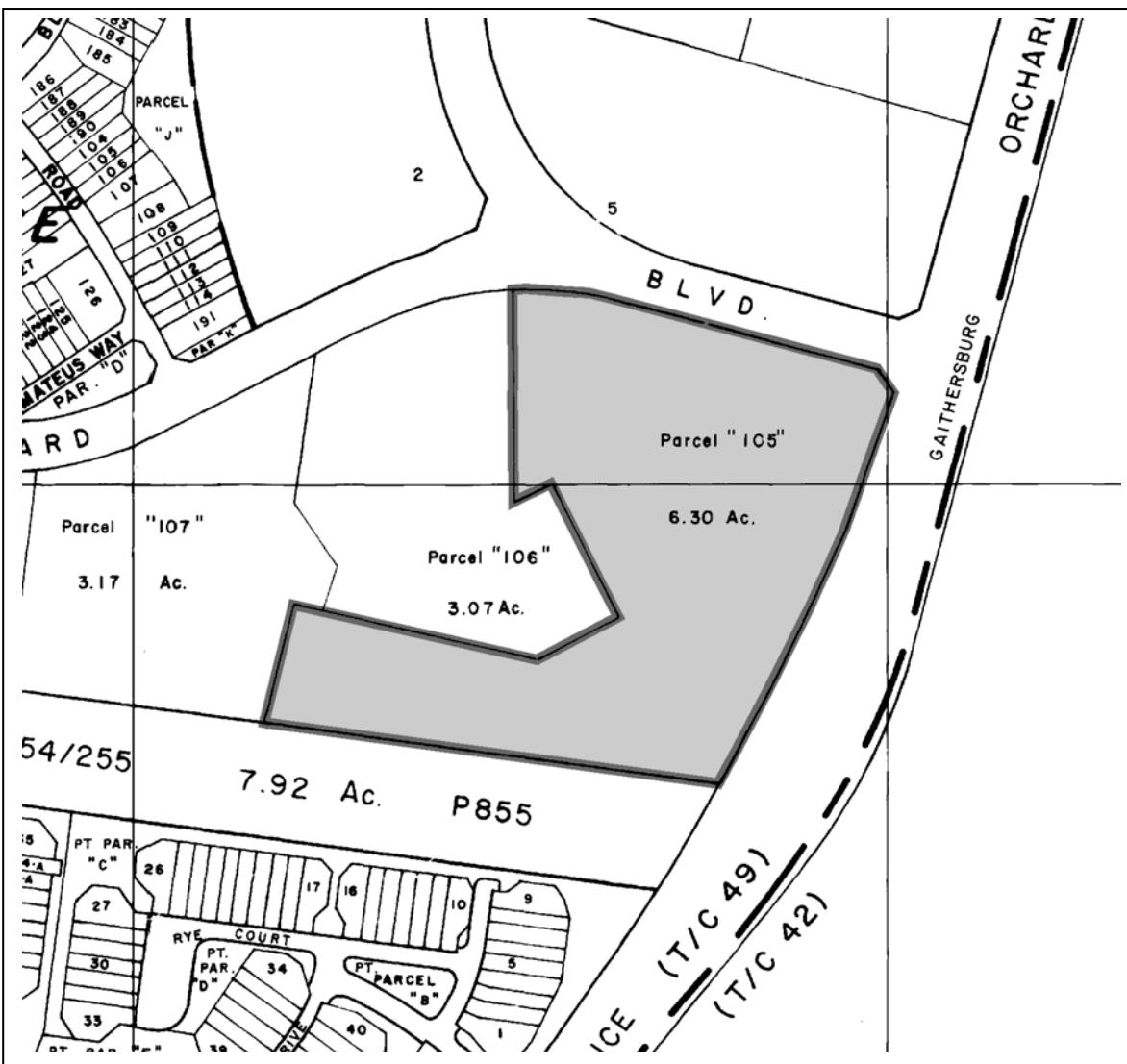
The transitway continues northward along Quince Orchard Road and crosses several additional NIST entryways. The crossings are proposed to be at grade and protected with signs, signals, and gates/flashers. The plan for the transitway recommends a 70-foot-wide transit right-of-way (worst-case scenario).

The State Highway Administration has a requirement for a 150-foot-wide right-of-way for Quince Orchard Road (Maryland Route 124). Future plans for Quince Orchard Road call for improvements to the median such as a planting strip.

Land Use and Zoning Actions:

- Adopt Institutional land use designation, if annexed
- Zoning to be determined at the time of annexation

50. Designate Lot 105 Diamond Farm as Open Space.

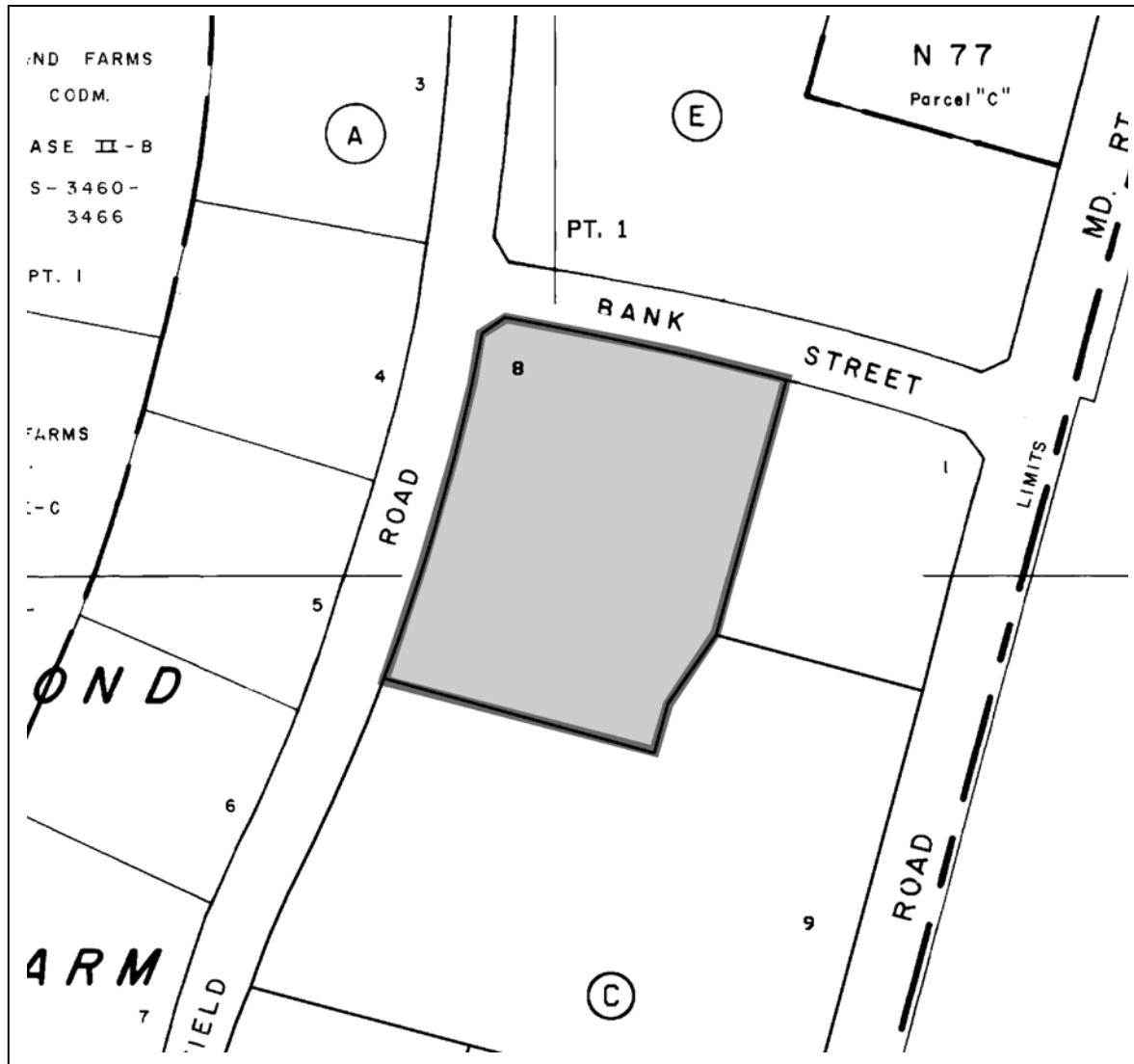


In the 1974 Land Use Plan this parcel was designated as open space-recreational. The Diamond Farms Homeowners' Association owns this property and their community pool is located on this site. An open space land use designation will clarify the City's intent that this parcel be used for recreational purposes only and not be redeveloped residentially.

Land Use and Zoning Actions

- Adopt Open Space land use designation
- Zoning remains RP-T

51. Designate Lot 8 Block C Diamond Farm as Industrial-Research-Office.

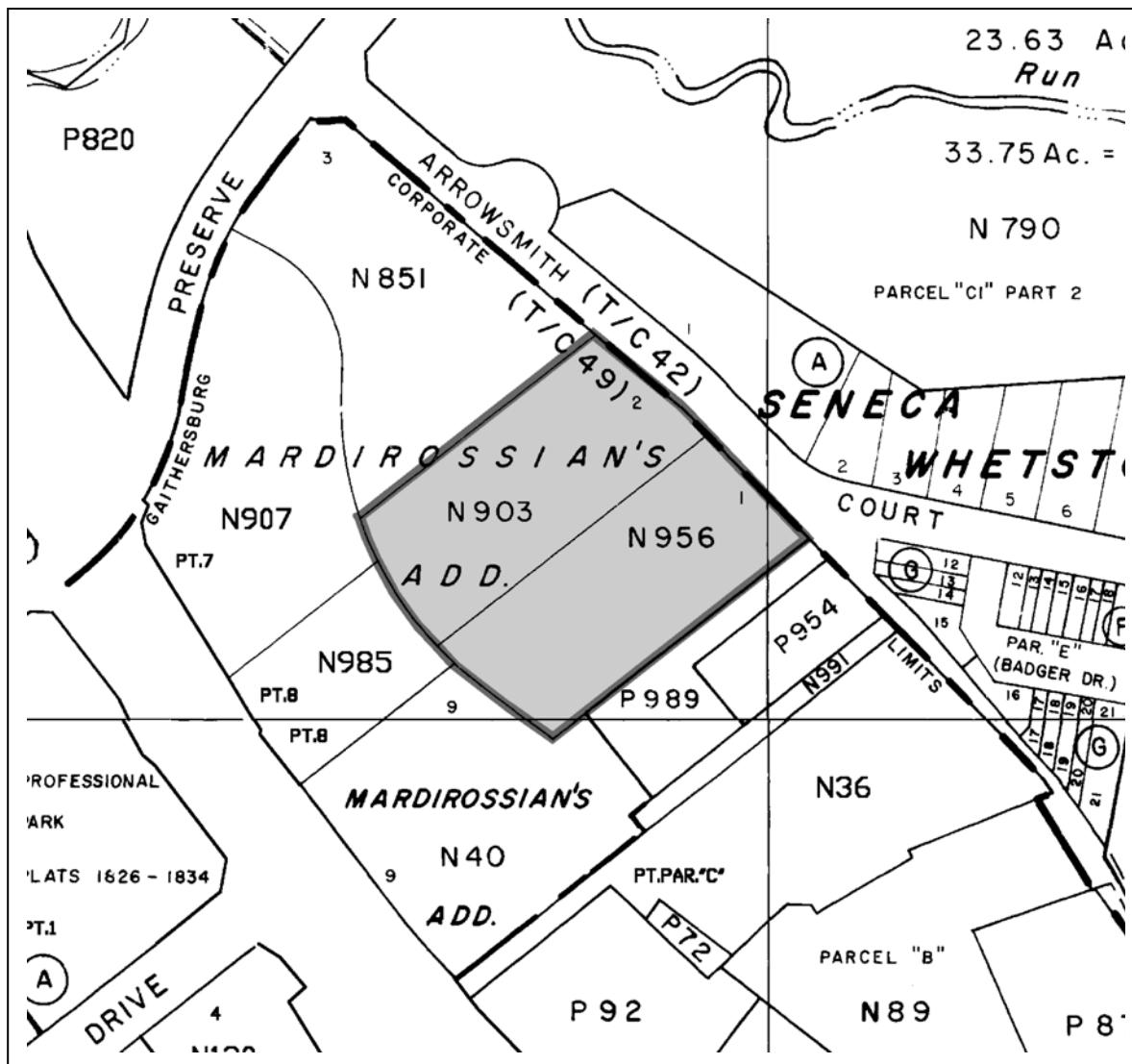


This land is located at the corner of Bank St & Firstfield Road and is a former storm water management pond. This property was recently approved as an office building and subdivided into lots 8 and 9. In the 1997 Master Plan, part of this lot was designated Commercial and part was designated Industrial-Research-Office.

Land Use and Zoning Actions:

- Adopt Industrial-Research-Office land use designation
- Recommend Zoning change from C-2 to E-1.

52. Retain Lot 1 and 2 Mardirossian's Addition as Industrial Research-Office.



These parcels, which are presently master planned commercial, were slated to be developed in the C-2 zone as an indoor skating rink. This project never materialized. The properties are now proposed to be combined and developed as industrial-research-office, similar to the properties to the north and west. Redesignation would permit rezoning of the two parcels to industrial-research office.

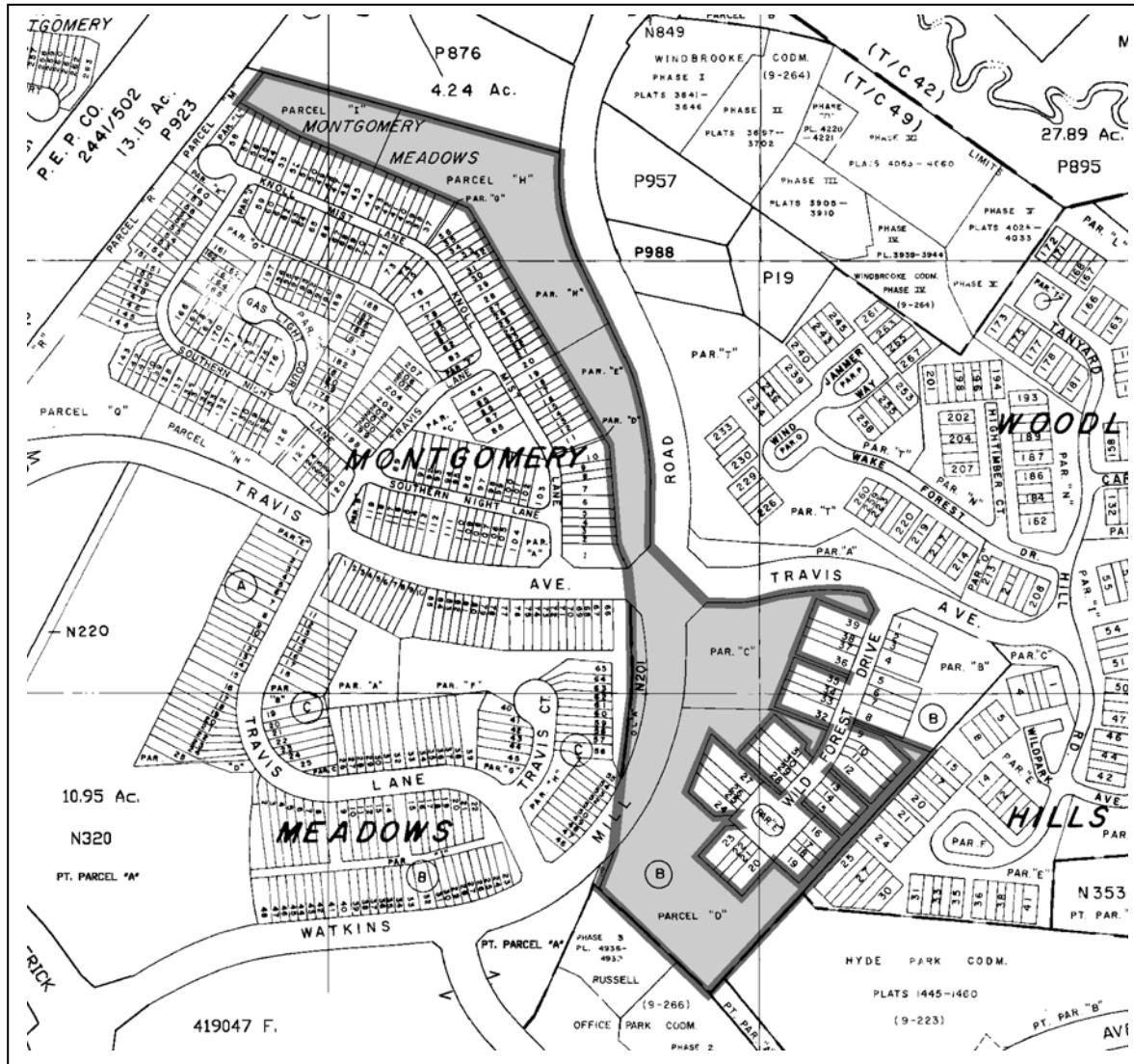
Visual buffering and softening of the use from Arrowsmith Court should be addressed. Guidelines recommended for the Frederick Avenue Corridor Study area should be applicable in this study area at the time of any future development. It is also suggested that this issue be further addressed in the

transportation element of the master plan with respect to the future of Game Preserve Road.

Land Use and Zoning Actions:

- Retain **Industrial/Research-Office** land use designation
- Zoning remains C-2

- 53.** Designate Parcels E, H, and I Section 2 Montgomery Meadows and Outlot A and Parcels C and J Block B Section 2 Woodland Hills as Open Space.

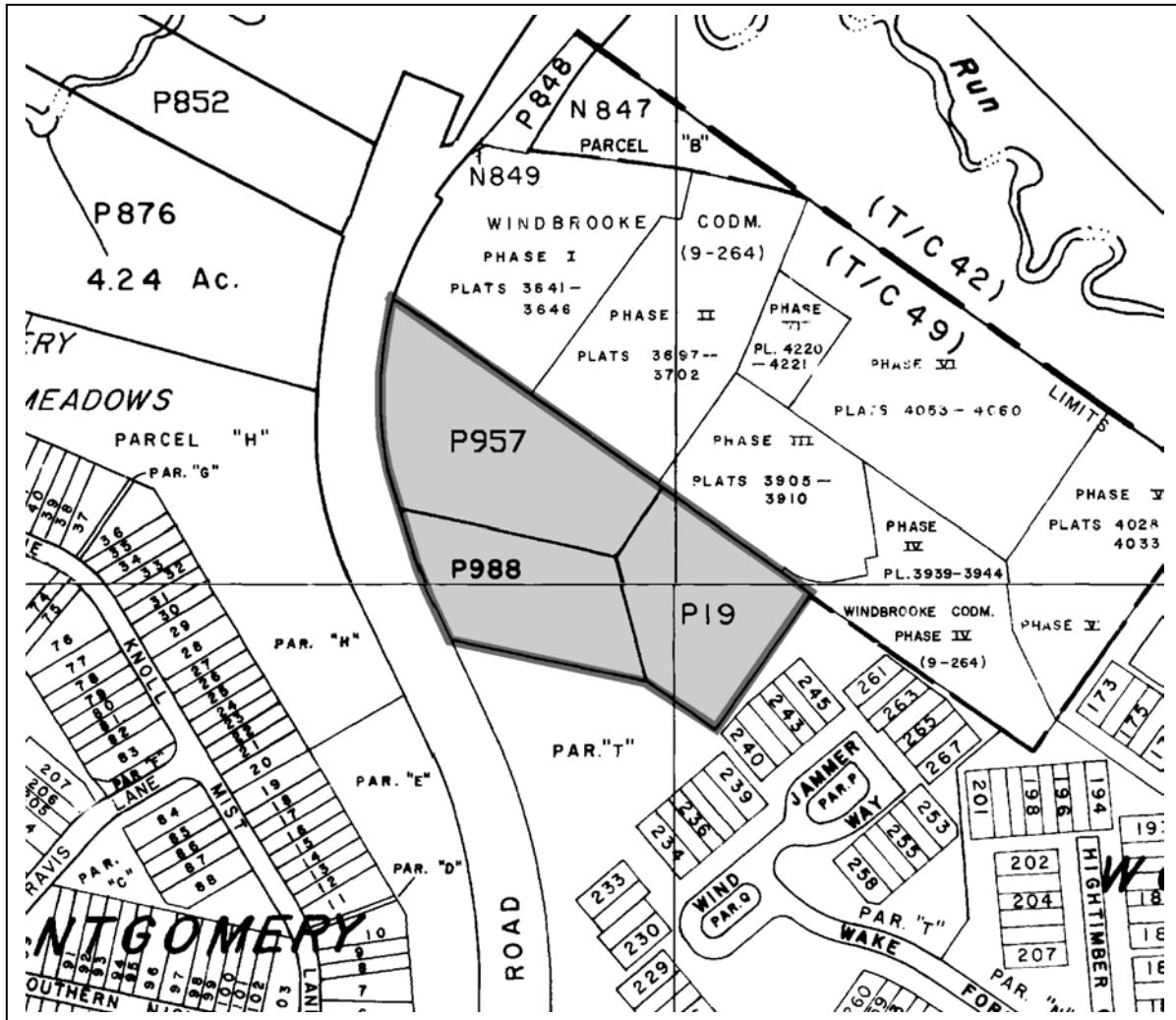


These parcels include the stream valley of Whetstone Run Tributary 1 and the storm water management facilities of Montgomery Meadows and Woodland Hills. Parcels E, H, and I are owned by the City, with the remaining parcels owned by the homeowner's association. An open space land use designation will affirm the City's commitment to protecting and preserving the stream valley and water quality.

Land Use and Zoning Actions:

- Adopt Open Space land use designation
- Zoning remains R-18, R-90C, and R-A

54. Designate Tax Map FU31 Parcels P957 and P988 and Tax Map FT33 Parcel P19 as Medium-Low Density Residential.

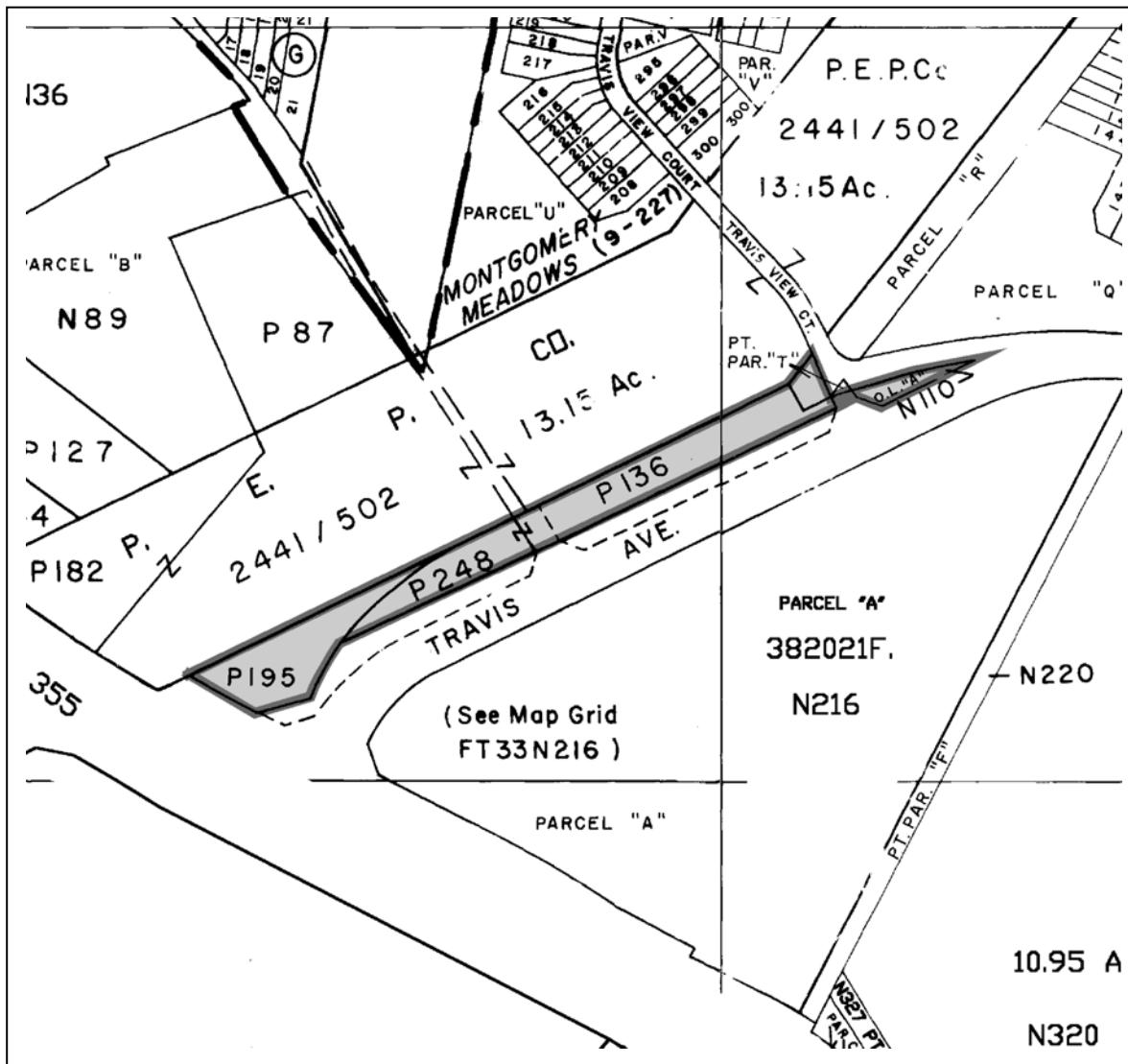


These three parcels currently zoned R-A have single family detached houses on each lot. Two of the lots are one (1) acre in size, with the third lot encompassing 1.4 Acres. The surrounding development contains a much higher density of housing units. These lots can likely support a higher density of housing units than is now present. A medium-low density residential land use designation will permit these lots to redevelop and will permit additional single family detached dwellings to be constructed. These properties have a number of mature trees, therefore any development should strive to protect tree stands.

Land Use and Zoning Actions:

- Adopt Medium-Low Density Residential land use designation
- Recommend Zoning change from R-A to R-6 at such time redevelopment is proposed

55. Designate Tax Map FT23 Parcels P195, P248 and P136, Part Of Parcel T Section 2 Montgomery Meadows, and Outlot A Hechinger Property as Open Space.

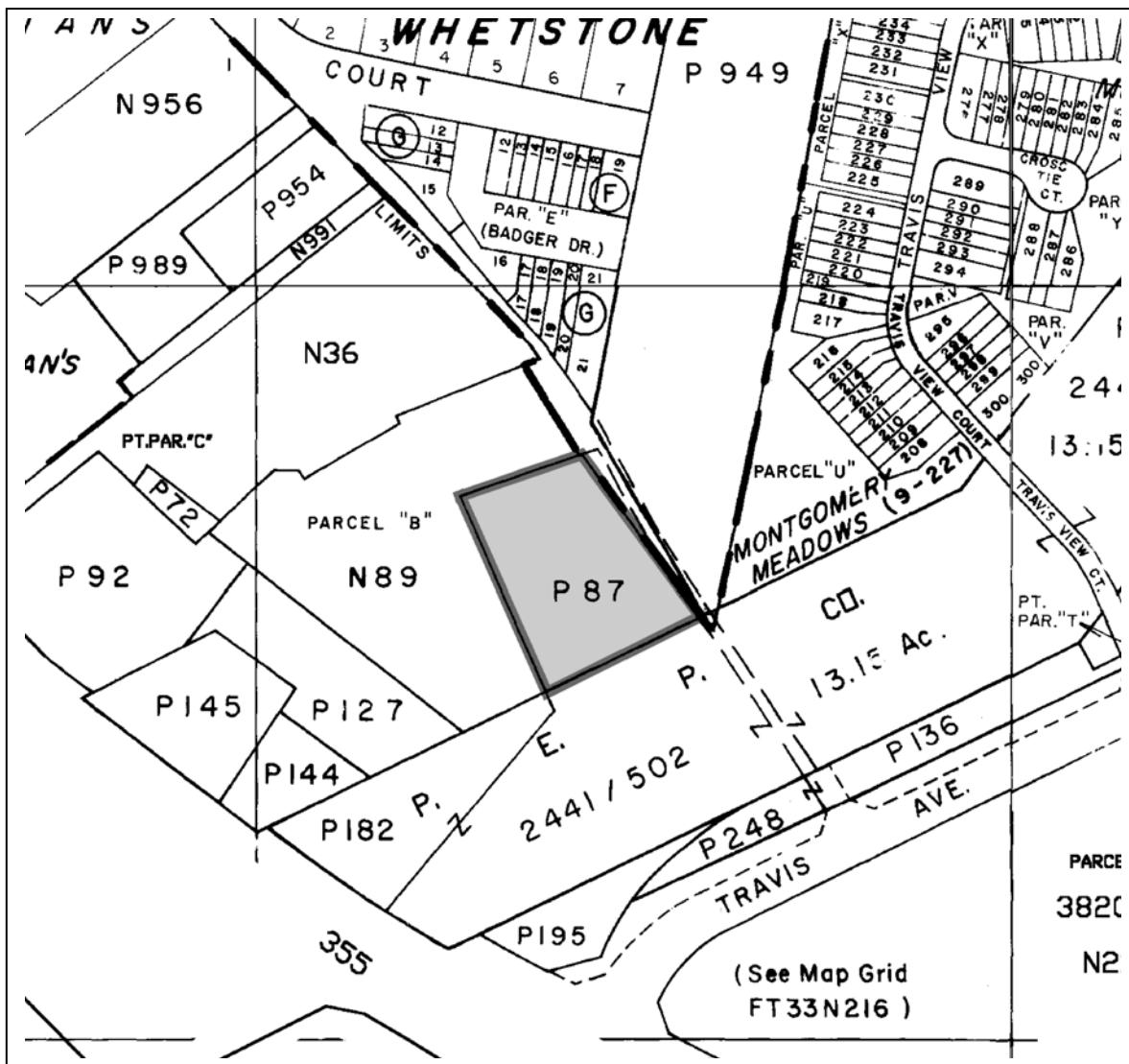


These properties belonging to the City and the Britt Family are remnant parcels from the Travis Avenue road bed. The configuration, easements, and topography of these properties make these properties difficult to develop. The Frederick Avenue Corridor Plan suggests that the properties be landscaped with wild flowers.

Land Use and Zoning Actions:

- Adopt Open Space land use designation
- Recommend Zoning change from C-2 to R-A

56. Designate Tax Map FT 43 Parcel P87 as Open Space.



This parcel is located adjacent to the PEPCO right of way and Game Preserve Road. The property has poor visibility due to topography and access. This property has a number of mature trees and any development should strive to protect tree stands. Additionally, any development on this property would require improvements be made to Game Preserve Road, from this property to Travis Avenue, to improve access and safety. Because of the location and environmental concerns, the current commercial designation may not be feasible on this property. A designation of Open Space would preserve the property as a park, while an industrial designation may permit a use that does not require as much visibility and access as a typical commercial use.

Land Use and Zoning Actions:

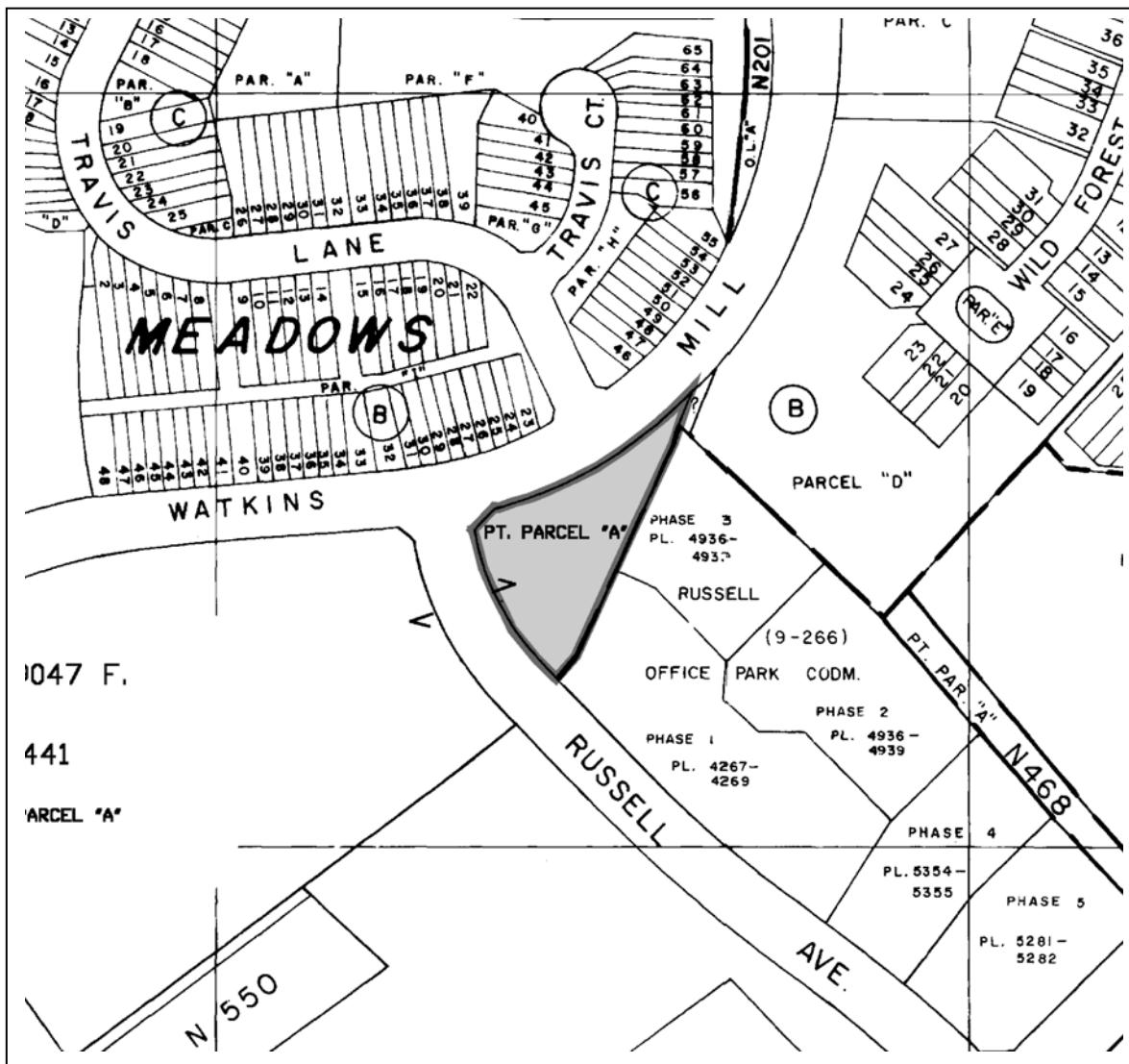
Option A

- Adopt Open Space land use designation
- Recommend Zoning change from C-2 to R-A

Option B

- Adopt Industrial land use designation
- Recommend Zoning change from C-2 to I-3

57. Retain Parcel C Brittis Addition as commercial-office or designate as Open Space.



This parcel is currently forested and includes a small portion of the stream valley buffer of Whetstone Tributary Number 1. Any development on this property should minimize the impacts to the environment.

This parcel acts as a transition between adjacent residential land uses and more intense commercial development fronting on North Frederick Avenue. Accordingly, it plays an important visual role in the neighborhood. With this in mind, development on the site must pay close attention to the value of the streetscape, particularly as it addresses Russell Avenue which provides the only access to the site. Buildings must be located adjacent to the street in order to

create interest for the pedestrian. An appropriate development plan for this site will not situate parking fronting on Russell Avenue since this would interfere with the buildingsí orientation to the street. A wall of buildings fronting the sidewalk will assist in defining the street. The proximity of the buildings to the street will enhance interest, create pedestrian activity, and work to slow traffic.

Land Use and Zoning Actions:

Option A

- Retain Commercial-Office land use designation
- Recommend Zoning change from C-2 to E-1

Option B

- Adopt Open Space land use designation
- Recommend Zoning change from C-2 to R-A

Special Conditions: (Subject to additional public hearing)

This parcel zoned general commercial (C-2), will be allowed to develop only in a manner consistent with the uses permitted in the City's Urban Employment (E-1) Zone which are allowed in the C-2 Zone, and the following limited C-2 Zone permitted and special exception uses: bank, private recreational building, automobile storage lot without gasoline storage excluding wrecked or damaged vehicles, enclosed automobile showroom, automobile rental, multi-family dwelling, and funeral home. It is intended that development of the parcel be compatible with the adjacent townhouse style offices and residential townhouse developments in terms of scale and type of development. It is recommended that no access be permitted from Watkins Mill Road. Also, no waiver should be granted for the stream valley buffer requirements outlined in the Cityís Environmental Standards for Development Regulations. The limitations expressed herein are for purpose of promoting compatibility of land uses and mitigating potential negative effects on surrounding properties and the neighborhood.

SPECIAL STUDY AREAS

STUDY AREA 1	CASEY-GOSHEN TRACT
STUDY AREA 2	OLDE TOWNE
STUDY AREA 3	MUDDY BRANCH
STUDY AREA 4	CROWN FARM
STUDY AREA 5	WASHINGTONIAN CENTER
STUDY AREA 6	FREDERICK AVENUE NORTH
STUDY AREA 7	CASEY-METROPOLITAN GROVE
STUDY AREA 8	KENTLANDS MARKET SQUARE
STUDY AREA 9	UPTONÍS-BOSTON MARKET
STUDY AREA 10	GE TECH CAMPUS

Special Study Areas 1,3,5,7 & 9 have been reviewed and land use decisions for these study areas are contained in this document. These are the study areas which have been determined to have the greatest potential of development in the near future.

The remaining Special Study Areas 2,4,6,8 & 10, will follow the same process as the completed study areas and are schedules to be examined in 2004 and 2005. At such time the remaining study areas are completed they will be adopted and incorporated into the Master Plan.

BACKGROUND

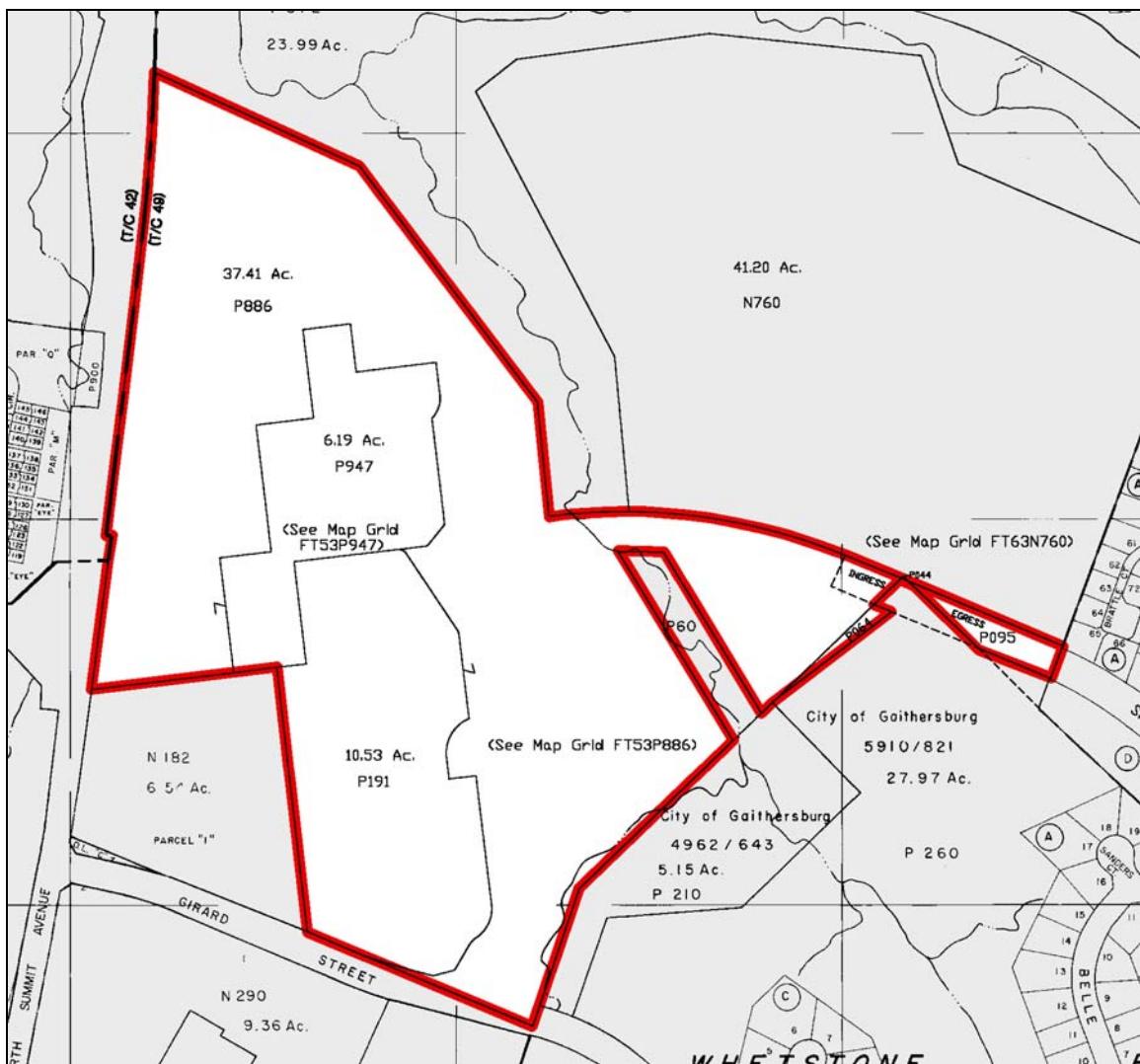
The land use options described in this report were formulated by many means, including but not limited to the results of Stakeholder meetings and reports, discussions held at joint Mayor and City Council and Planning Commission work sessions, City staff's professional judgment and knowledge of the City and the Master Plan Themes.

Citizen participation has been an integral part of the preparation of the Master Plan Special Study Areas. For each study area the City of Gaithersburg held stakeholders meetings that were open to the public and those who have a share or interest in the property. Stakeholders included, but were not limited to, citizens, property owners, developers, and public and private agencies. During the stakeholders meetings the participants were provided and presented general background information regarding the Special Study Areas, the City's Master Planning authority and process, the City's Land Use and Zoning, the City's Smart Growth principles and 2002 Strategic Plan direction, urban design principles, and the endorsed Master Plan Themes. The stakeholders were also presented more specific information regarding the current 1997 Master Plan recommendations and background as well as suggested land use options for each study area.

After the stakeholder meetings, land use options and recommendations were created for each study area by City Staff. In many cases, the stakeholder did not review and discuss the entire study area, but focused on a particular section of the area for its development and/or redevelopment potential. There were sections in the study areas that were already developed and therefore not reasonably ready for redevelopment at this time. However, the City staff has provided additional information and recommendations for some of these developed areas. The density of development is determined during a development review process in accordance with the Master Plan Themes.

The Mayor and City Council endorsed nine Master Plan Themes in October, 2002. The review of any proposed development will be compared to these Themes.

SPECIAL STUDY AREA 1: CASEY GOSHEN TRACT



Approximate Total Area:

56 Acres

Existing Land Use:

Vacant Undeveloped Land

Current Land Use Designation:

Commercial-Office-Residential

Current Zoning:

MXD (Mixed Use Development)

TAX MAP REFERENCE

Tax Map FT 53 Parcels P886 and P947 and Tax Map FT 52 Parcel P191 and Tax Map FT 62 Parcels P064 and P095

LOCATION

The Casey-Goshen Tract Study Area is located east of Goshen Road, between Mid-County Highway and Girard Street. The Study area is bounded on the south by Girard Street and Parcel N-182, on the west by Goshen Road, on the north by Mid-County Highway, Parcel 760 and Parcel 672, and on the east by Parcel 60 (which consists of a tributary to Whetstone Run and approximately 25 acres of existing City parkland), Parcel 210 and Parcel 260.

BACKGROUND

The Casey-Goshen Tract Study Area consists of parcels from the original annexation of 169.0826 acres of land known as the Casey/Goshen Tract Annexation case number X-096.

Annexation File Number	Effective Date of Annexation	Action by Council	Resolution Number	Number Of Acres
X-096	07/23/1971	06/07/1971	R-21-71	169.082

On June 7, 1971 the annexation agreement for X-096 was adopted by the Mayor and City Council. The original resolution R-22-71 for X-096 affixed the zoning of R-90 to 92.9991 acres and RP-20 to 76.0835 acres for the annexed properties.

In 1981, the Mayor and City Council adopted Ordinance O-16-81 to approve comprehensive zoning map amendment application Z-223 reclassifying and establishing zoning of RP-T, R-18, R-A, C-2 and E-1 for the annexed properties. The ordinance reduced the potential residential dwelling unit yield for annexed properties to 837 by rezoning the property and establishing Parcels A-H, M-83, Odendhal Extended, Girard Court and Girard Spur. On April 15, 1991, 25.52 acres of parkland, known as Parcel H, located adjacent to the east side of the study area were conveyed to the City per the annexation agreement. Of the 837 potential dwelling units, 110 units were approved as part of site plan SP-01-008 on Parcels A (Land Bay I) & B (Land Bay II) of the Casey/Goshen Tract located north of Mid-County Highway.

The Mayor and Council adopted Ordinance O-8-01 to approve the map amendment application Z-291, on May 21, 2001, rezoning 56 acres of the Casey/Goshen Tract, known as Hidden Creek, Land Bay III, to the MXD (Mixed Use Development) Zone. This rezoned area of 56 acres is the Casey-Goshen Tract Study Area. The schematic development plan SDP-01-006 for Hidden Creek/Land

Bay III was submitted on July 13, 2001. The application requested approval of the remaining 727 dwelling units.

On January 22, 2002 the Mayor and City Council adopted a resolution authorizing a deferral of residential development for a period of up to one year. The Hidden Creek-Land Bay III plan fell within this deferral period and was put on hold. During and since the end of the deferral period, the Mayor and City Council have been working with the property owners of Hidden Creek to further reduce the number of dwelling units. The Mayor and City Council approved Resolution R-28-03 on April 22, 2003, reducing the previously approved 727 dwelling units by 270 units and eliminating the rental apartments.

EXISTING LAND USE/PHYSICAL CHARACTERISTICS



The Casey-Goshen Tract Study Area is irregular in shape and is bounded on two sides by public right-of-way and two sides by parkland. Currently, the Study area

is undeveloped and contains a combination of active agricultural field, open land and forest. The forests found on the study area vary in size and in composition and have been categorized into three distinct stand types: iMature Foresti, iBottomlandi, and iEarly Successionali. The study area also contains a 37i and 24i Shingle Oak (Natural Resource Inventory map specimen number 198 and 191, respectively) adjacent to the stream valley. The State of Maryland Wildlife and Heritage Division lists this species of tree as a iwatchlisti species. A watchlist species is rare to uncommon in Maryland.

The slopes of the Casey-Goshen Tract Study Area range from 0-25 percent, with moderate slopes dominating and steep slopes concentrated throughout the stream valleys. The study area drains into the main stem of Seneca Creek or its tributaries. Whetstone Run and its unnamed tributaries intersect and are located to the east of the study area. The stream valley buffer of Whetstone Run does encroach onto the study area to the east. The buffer is comprised of stream setbacks, wetland setbacks, steep slopes and floodplains. The floodplains and wetlands are located within the stream valley buffer.

The soils found on the Casey-Goshen Tract Study Area are: Gaila silt loam (1B and 1C); Glenelg silt loam (2B); Brinklow-Blocktown channery silt loam (16D), and Hatboro silt loam (54A). The Hatboro soils are designated as hydric in iHydric Soils of the United Statesi. The hydric soils found on site are contained within the stream valley buffer. The Brinklow-Blocktown channery silt loam has been identified by the United States Department of Agriculture, Soil Conservation Service as highly erodible.

The results of the Wildlife Inventory revealed that the site contains the typical array of urban wildlife species. Of the species found, none are unusual or unexpected within this area. The information provided regarding the Natural Resource Inventory/Forest Stand Delineation (forests, wetlands, floodplains, stream valley buffer, soils, wildlife, etc.) was provided by Rodgers Consulting, Inc. and the NRI/FSD study approved November 1, 2000.

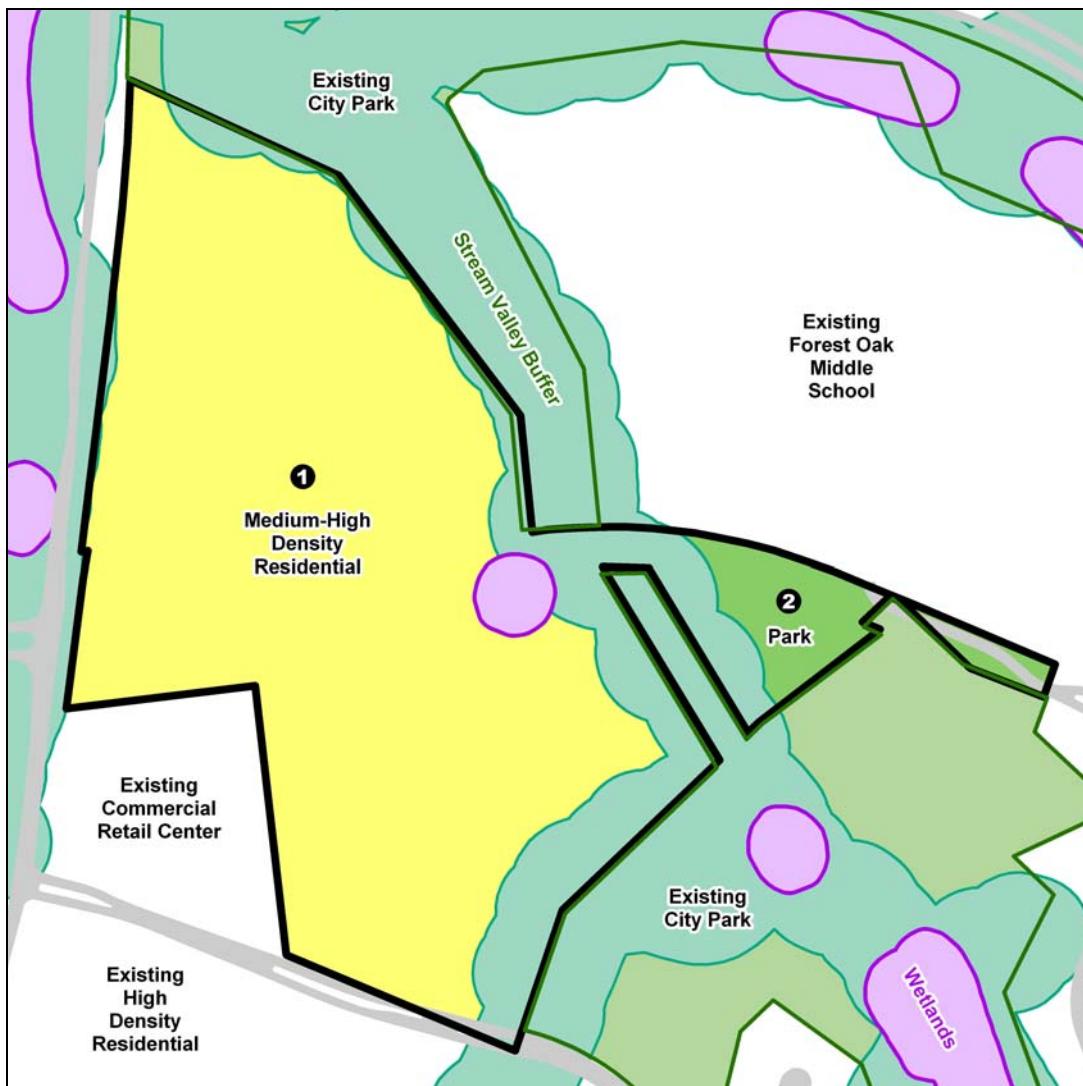
SPECIAL STUDY AREA REVIEW

The City of Gaithersburg held a Stakeholders Meeting on July 2, 2002 for the Casey-Goshen Tract Study Area. In addition to the general background information, the stakeholders were also presented more specific information regarding the current 1997 Cityis Master Plan recommendations and background as well as suggested land use options for the Casey-Goshen Tract.

The stakeholders spent the remaining time brainstorming and discussing possible land use options. The stakeholders recommended two land use options: mixed use residential or mixed use residential with a commercial/office component. These two options, prepared by Staff, were presented to the Mayor and City Council and Planning Commission during a public work session on July 22, 2002. The Mayor and City Council and Planning Commission reviewed and discussed both options and directed staff to prepare a final report that includes both options.

The development of this property is governed by a second addendum to annexation agreement dated April 22, 2003. The recommendations below must be consistent with the terms of the second addendum and any inconsistency shall be resolved in favor of the terms and provisions of the second addendum.

PROPOSED LAND USE OPTIONS



Map Designation 1:**A. Mixed Use Residential**

Retain as mixed use residential with a zoning classification of MXD. The mixed use residential development is envisioned to promote single-family detached, single-family attached, two-over-two condominium and multi-family units. The location of the housing types should be compatible with the adjacent land uses and housing types. Single family detached units are encouraged to be developed adjacent to the stream valley buffer. Higher density residential development should be located around the adjacent commercial development and along Girard Street. The stream and stream valley buffer should be protected and not allow for any disturbance with the exception of public hiker/biker pathways. The stream valley buffer contains City-owned parkland and would be an ideal location for a bikeway/pedestrian trail system to connect the adjacent roadway, Forest Oak Middle School, City and County trail system, and future development on this site. Additional plantings should be located within the stream valley buffer and all ‘watchlist’ species shall be protected and remain undisturbed.

Land Use and Zoning Action

Retain **mixed use residential** land use designation
Zoning remains **MXD** (Mixed Use Development)

B. Mixed Use Residential with a Commercial/Office Component

Redesignate as mixed use residential-office-commercial with a zoning classification of MXD. With this option, the residential housing types and locations should remain consistent with Option A that promotes single-family detached, single-family attached, two-over-two condominium and multi-family units. Any commercial or office development should occur along Girard Street and Goshen Road abutting the existing adjacent commercial site. More dense residential development should occur adjacent to any office or commercial activity with the low density residential development occurring adjacent to the City parkland and stream valley buffer. The commercial or office use and area should be limited and secondary with the residential development being the predominate use in both area and significance for this site. The stream and stream valley buffer should be protected and not allow for any disturbance with the exception of public pathways. The stream valley buffer contains City-owned parkland and would be an ideal location for a bikeway/pedestrian trail system to connect the adjacent roadway, Forest Oak Middle School, City and County trail system, and future development on this site. Additional plantings should be located within the stream valley buffer and all ‘watchlist’ species shall be protected and remain undisturbed.

Land Use and Zoning Action

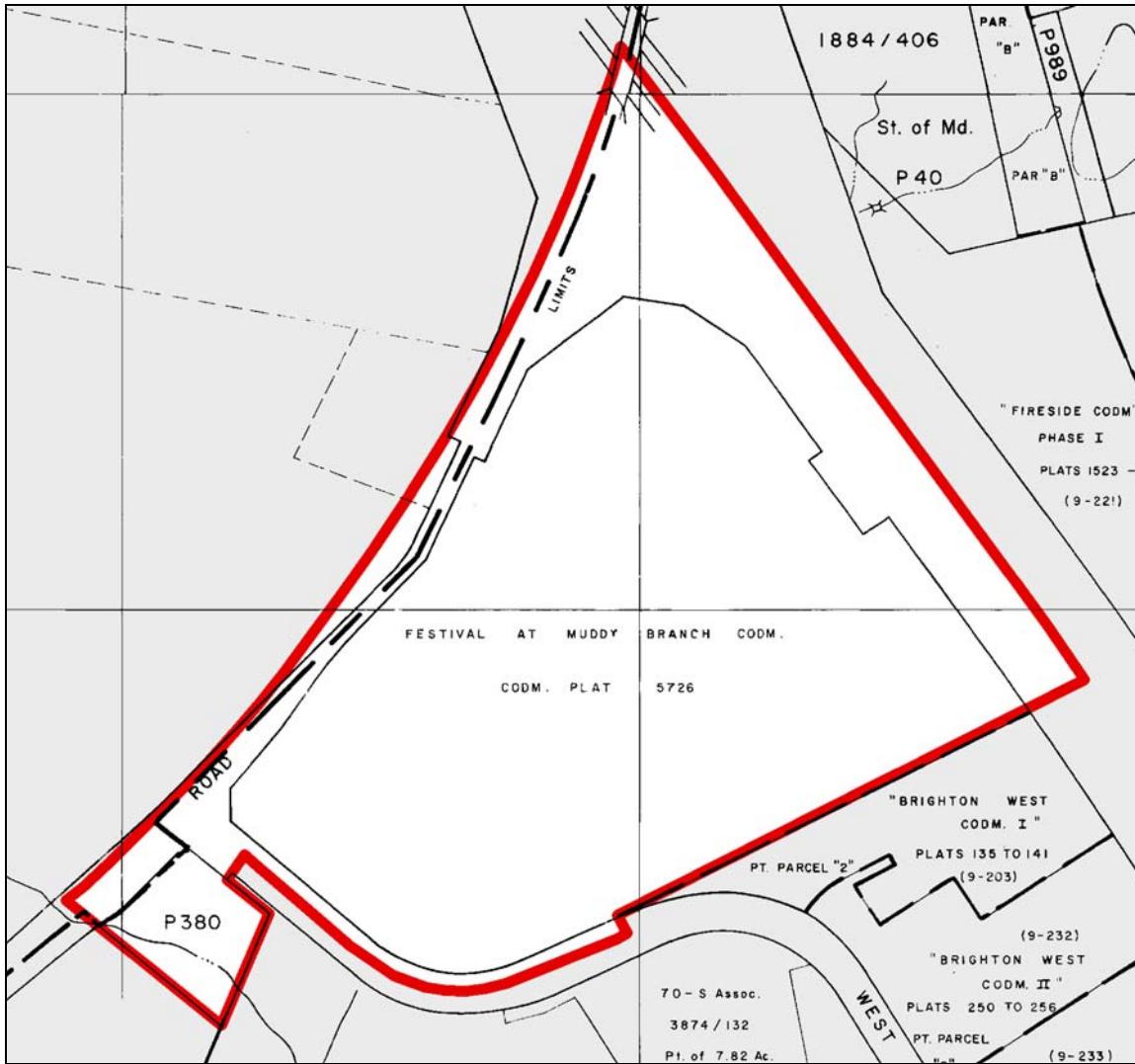
Adopt **mixed use residential-office-commercial** land use designation
Zoning remains **MXD** (Mixed Use Development)

Map Designation 2:

Redesignate as open space with a zoning classification of R-A.

This map designation is adjacent to and contains the Whetstone Run tributary, Whetstone Run stream valley buffer, steep slopes and possibly wetlands. This portion of the study area should be dedicated to the City of Gaithersburg, when development of the study area occurs, and designated as open space to preserve the environmental features. A hiker/biker path or pedestrian trail may be located in this area as part of the City master plan for trails. A portion of this area should also be dedicated to Montgomery County Public Schools as public right-of-way for the existing access to the adjacent Forest Oak Middle School.

SPECIAL STUDY AREA 3: MUDDY BRANCH



Approximate Total Area:

37 Acres

Existing Land Use:

Retail-Commercial and Undeveloped Land

Current Land Use Designation:

Commercial and Medium Density Residential

Current Zoning:

C-2 (General Commercial)
R-20 (Medium Density Residential)

TAX MAP REFERENCE:

Tax Map FS 43 Festival at Muddy Branch Condominium Plat 5726, Part of Parcel 2, Brighton West and Parcel P380

LOCATION:

The Muddy Branch Study Area is bounded by Muddy Branch Road and Interstate 270. West Side Drive bisects the study area. Governor's Square and Brighton West Apartment properties and Brighton West Condominiums also border the study area.

BACKGROUND:

The properties included in the Muddy Branch Study Area were part of two (2) annexations.

Annexation File Number	Effective Date of Annexation	Action by Council	Resolution Number	Number Of Acres
X-074	12/30/1965	11/15/1965	R-14-65	141.9
X-160	04/15/1992	03/02/1992	R-22-92	1.324

Annexation X-074: The existing Festival at Muddy Branch shopping center, located on Parcel Four, Brighton West, and a 12 foot wide strip of land south of the right of way of West Side Drive were a part of the Polinger 70S annexation to Gaithersburg in 1974 (X-074). The City reviewed a development plan of the Polinger property and the Town Council adopted specific zones for the properties in 1965. The shopping center is presently zoned C-2 (General Commercial) and the strip of land south of West Side Drive is zoned R-20 (Medium Density Residential).

Annexation X-160: The property known as the Schultze Property consisting of 1.33 acres of land was the subject of Annexation case number X-160. In 1992 the Mayor and City Council adopted the Annexation Agreement for X-160 to allow 20 1-bedroom apartment units on the property. The Mayor and City Council also adopted Ordinance No. O-4-92 designating the Schultze Property to be zoned R-20 (Medium Density Residential).

EXISTING LAND USE/PHYSICAL CHARACTERISTICS:



The 25-acre shopping center property consists of 205,169 square feet of single-story commercial buildings and associated surface parking lot. Based on the existing parking calculations, there is development potential for approximately 30,000 to 40,000 additional square feet of commercial development on the property. The property is encumbered by two-72 inch storm drain pipes within a 50-foot easement.

The Schultze property and the 12-foot wide strip of land are undeveloped. The Schultze property, previous to its annexation into the City had a single-family house and accessory structures on the site. Currently, the property is vacant and is maintained as open land. A stream valley buffer of Muddy Branch tributary does encumber this property. The tributary, floodplains and steep slopes are located within the stream valley buffer.

The slopes range from 0-20% with moderate slopes dominating and steep slopes concentrated throughout the stream valley. The Property is bisected on the south by a tributary of the Muddy Branch and a small pond, which drains into the main stem of Muddy Branch approximately 1500 feet downstream. Muddy Branch is located south of the property. The soils found on the properties are: Elioak Silt Loam, Gaila Silt Loam, Baile Silt Loam, Glenelg Silt Loam, Wheaton-Urban Land Complex and Hatboro Silt Loam. These soils are prone to erosion if they are not managed by vegetative growth.

Any development of this property would require a Natural Resource Inventory (NRI) and Forest Stand Delineation (FSD) Study in accordance with the Environmental Regulations. The annexation requires that development must comply with current City ordinances and regulations.

SPECIAL STUDY AREA REVIEW

The City of Gaithersburg held a Stakeholders Meeting on September 26, 2002 for the Muddy Branch Study Area. After staff completed the background of the study area, the community spent the remaining time brainstorming possible land use options. The group was in agreement to retain the commercial land use designation on the shopping center property. The land use options suggested at the stakeholders meeting for the Schultze property were commercial, low-density residential, medium-density residential and open space.

These options were presented to the Mayor and City Council and the Planning Commission during a public work session on September 30, 2002. The Mayor and City Council and the Planning Commission endorsed one land use option for the shopping center and two land use options for the Schultze property with a special condition prohibiting waivers of the Environmental Standard Regulations for any development.

PROPOSED LAND USE OPTIONS

1. FESTIVAL AT MUDDY BRANCH SHOPPING CENTER

The majority of the shopping center is developed. There is an undeveloped area intended for future commercial development. Potential development of this property should bring economic growth to the City and needed services to the neighborhood. A substantial down-slope from Muddy Brach Road to the shopping center makes visibility of the shopping center difficult. Techniques to make the shopping center more visible and/or more of a presence to pass-by traffic should be explored with the property owner. The future widening of

Interstate 270 may cause the need for expansion of the I-270 right-of-way into the site which may affect existing buildings and parking areas.

Land Use and Zoning Action

Retain the commercial designation
Retain property in the C-2 Zone

2. SCHULTZE PROPERTY

SPECIAL CONDITION: Any development of this property shall comply with the current Environment Regulations at the time of development. It is strongly recommended that no environmental waivers be granted during the development of the property, unless environmental mitigation is proposed and acceptable.

OPTION 1

Designate as open space land use with a future zoning classification of R-A. This would protect the stream and stream valley buffer. The annexation agreement would have to be renegotiated to implement the recommended future zoning classification of this property to the R-A Zone.

Land Use and Zoning Action

Designate **open space** land use designation
Zoning remains **R-20** (Medium Density Residential)

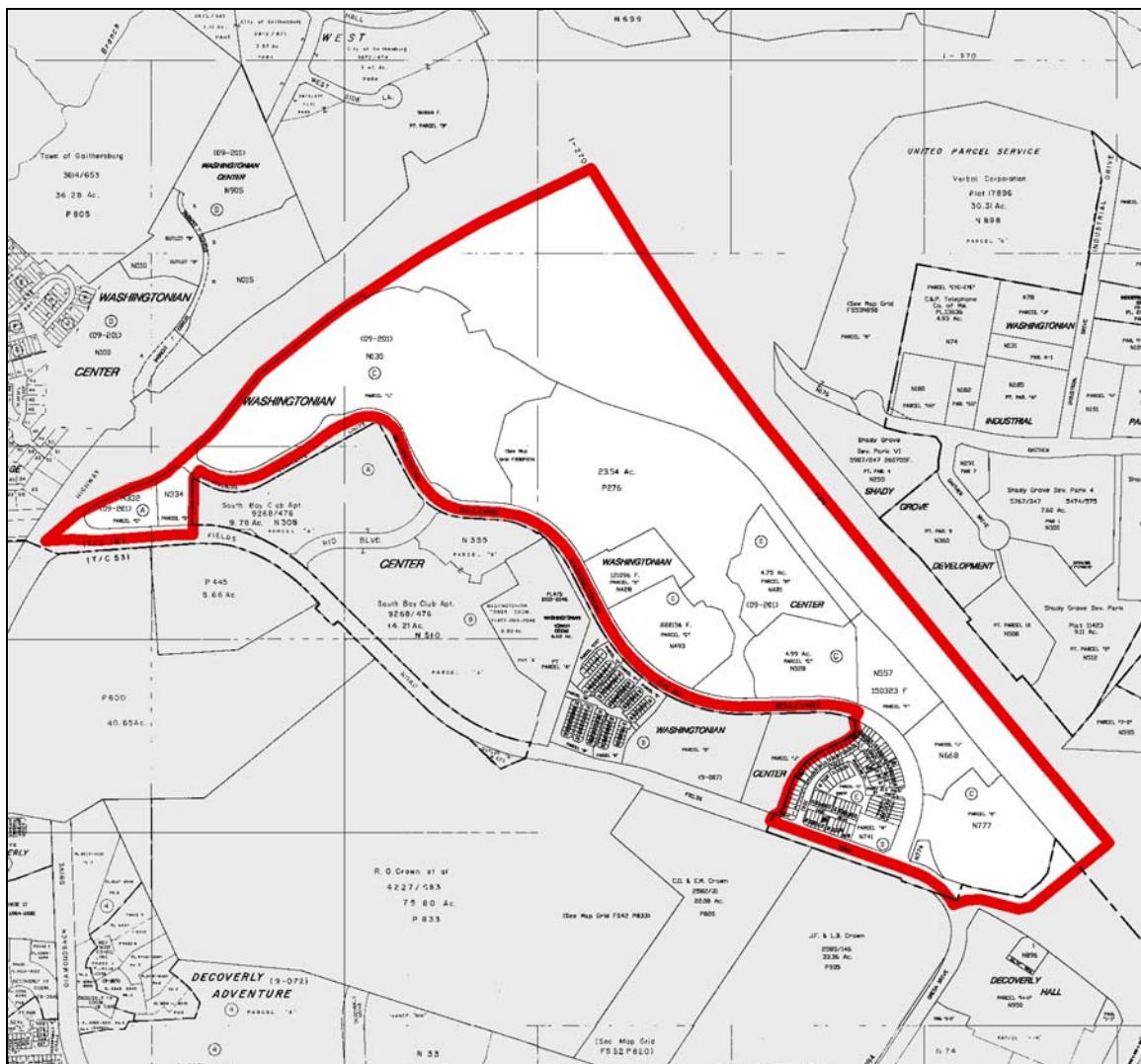
OPTION 2

Designate as commercial land use with a zoning classification of C-2. A development plan would need to be prepared so that the stream and stream valley buffer are protected and to not allow for any disturbance in this area with the exception of pathways. The annexation agreement would have to be renegotiated.

Land Use and Zoning Action

Designate as **commercial** land use designation
Zoning to remain **R-20** (Medium Density Residential) until annexation agreement is renegotiated.

SPECIAL STUDY AREA 5: WASHINGTONIAN CENTER



Approximate Total Area:

138 Acres

Existing Land Use:

Commercial-Office-Residential

Current Land Use Designation:

Commercial/Industrial-Research-Office

Current Zoning:

MXD (Mixed Use Development)

TAX MAP REFERENCE:

Tax Map FS 52 Parcels N774 and P276; Parcels B and C Block A; Parcels A, C, D, E, F, J, K, and L Block C; Parcel A Block D; Lots 1-40 and Parcels A-D Block E; and Lots 1-43 and Parcels A-F Block F Washingtonian Center

LOCATION:

The Washingtonian Center Study Area is bounded on the north by Interstate 370 (Sam Eig Highway), on the east by Interstate 270, and on the south and west by part of Fields Road and Washingtonian Boulevard.

BACKGROUND:

The Washingtonian Center Study Area includes approximately 138 acres of the Washingtonian Center annexation application X-159 which consisted of 236.68 acres of land. The Washingtonian Center was annexed into the City of Gaithersburg on July 9, 1991.

Annexation File Number	Effective Date of Annexation	Action by Council	Resolution Number	Number Of Acres
X-159	04/19/1991	03/04/1991	R-20-91	236.68

The Washingtonian Center development had received approval from Montgomery County by Resolution Number 10-1592 adopted November 5, 1985, approving Zoning Application Number G-439 setting forth the right to develop 4,525,000 square feet of space in conformance with a sketch plan approved as part of that application.

As stated in the annexation agreement, the City of Gaithersburg agreed to grant the right to develop the 4,525,000 square feet of development as set forth in its approval by Montgomery County and as subsequently set forth in Development Plans also approved by Montgomery County and which have been independently reviewed and approved as a Schematic Development Plan by the Gaithersburg Planning Commission and Mayor and Council as part of the annexation process and rezoning process to the MXD Zone as set forth in Ordinance No. O-4-91. The schematic development plan, referenced as Exhibit II, allows for 4,525,000 square feet of Mixed Commercial Uses.

<u>Use</u>	<u>Total</u>
Office	3,325,000 sq. ft
Retail/Commercial	400,000 sq. ft.
Hotel/Conference	600,000 sq. ft.
<u>Amenity/Complementary Use Facility</u>	<u>150,000 sq. ft.</u>
Total Mixed Commercial Uses	4,525,000 sq. ft.

The annexation agreement between the City of Gaithersburg, and the property owner states that the schematic development plan (SDP) process is complete as set forth by the agreement, unless subsequent amendments are requested by the property owner or any party on its behalf. At the time of annexation, there existed a 180,000 square foot destination retail center known as Rio, which contains theaters, retail shops, restaurants, an entertainment arcade, and a health club. Adjacent to the Rio complex is a mixed use 5-level parking deck that contains several ground floor restaurants. Bechtel Corporation resides in a 304,000-square foot high-rise structure which is located next to the Marriot Hotel of 168,000 square feet and 284 guest rooms.

EXISTING DEVELOPMENT AND LAND USE

The Washingtonian Center Study Area consists entirely of the development known as the Washingtonian Center. The Washingtonian Center is viewed by the City of Gaithersburg as the premier entertainment, retail, and office destination of upper Montgomery County. Since the annexation of the Washingtonian Center, the majority of the site has been developed into a mixed use development containing residential, commercial and office uses. The location of the Washingtonian Center at the intersection of Interstate 270 and Sam Eig Highway gave this development more visibility which contributed to the mixed use build-out and unique design of the development.

The Washingtonian Center Study Area north of Washingtonian Boulevard makes up the majority of the study area and has a land use designation of commercial/ industrial-research-office. This portion of the study area consists of approximately 1,882,379 square feet of retail, restaurant, hotel and office uses. In the center of this area is the 18-acre man-made Washingtonian Lake. The existing development has been clustered around the existing lake to provide a lively, pedestrian-friendly commercial/retail entertainment center. The surrounding buildings are placed so that a building side faces the lake.

The commercial/industrial-research-office designation has limited development to architecturally innovative buildings with commercial building footprints of 25,000 to 80,000 square feet. To address the parking needs and to provide for a viable pedestrian-friendly development, parking structures have been provided. Buildings front on streets, or pedestrian walkways, with parking in the rear of the site. The development of the Washingtonian Center has been innovative in that it provides for a unique retail/commercial experience that links the existing commercial and residential uses with pedestrian oriented urban design.

The area located south of Washingtonian Boulevard is designated as high-density residential. This area has been developed with 83 townhouses on approximately 5.63 acres and is the only residential component in the Washingtonian Center Study Area. However, there is additional medium to high

density residential development also located south of Washingtonian Boulevard in Montgomery County that takes advantage of the Washingtonian Center services.

The current and future land use and build-out of the Washingtonian Center is as follows:



Map Area	Land Use	Status	Development Size
1	Commercial (Retail and Restaurant)	Developed	13,011 square feet
2	Commercial (Retail and Restaurant)	Developed	459,206 square feet
3	Institutional (State Right-of-Way)	Developed	
4	Commercial (Retail, Restaurant and Hotel)	Under Construction	190,000
5	Commercial (Retail and Restaurant)	Developed	190,000
6	Office	Developed	304,000
7	Commercial (Hotel)	Developed	167,803
8	Office	Under Construction	300,000
9	Commercial (Hotel)	Developed	91,370
10	Commercial (Hotel)	Developed	110,000
11	Office (SDP-)	Undeveloped	350,000
12	Residential (Medium Density)	Developed	83 townhouse unit

PHYSICAL CHARACTERISTICS:

The Washingtonian Center Study Area is irregular in shape and is bordered on all sides by roadways. At the time of annexation, a portion of the Washingtonian Center was developed, while the remaining vacant parcels (roughly 101 acres of MXD zoned land) were yet to be developed. Of the 101 acres, 8.5 acres located within the study area were delineated as a forest stand. The forest stand was an area of mature oak and poplar trees with trunk diameters ranging from 18 inches to 34 inches. The other portions of the vacant land were unforested.

Currently, the majority of the Washingtonian Center Study Area has been developed as commercial-office-residential. The majority of the site has been cleared and graded to accommodate the existing development. The only true undeveloped open space within the study area is Parcel J, which is the Washingtonian Lake and its surrounding green space. This man-made lake and pathway system totals 18 acres and has become the focus of the entire Washingtonian Center development. The lake acts as a stormwater management pond used to meet the water quantity of the study area. The preservation of the lake is vital, and any new development must not adversely impact the lake or the established development theme that surrounds the lake. Although, this requirement seems technical in nature because the uses currently exist, there is still developable land adjacent to and west of Washingtonian Lake.

SPECIAL STUDY AREA REVIEW

The City of Gaithersburg held a Stakeholders Meeting on May 28, 2002 for the Washingtonian Center Study Area. Since the majority of the study area has been recently developed, the City as well as the stakeholders concentrated on the portion of the Washingtonian Center Study Area known as the Washingtonian Center ñ Waterfront.

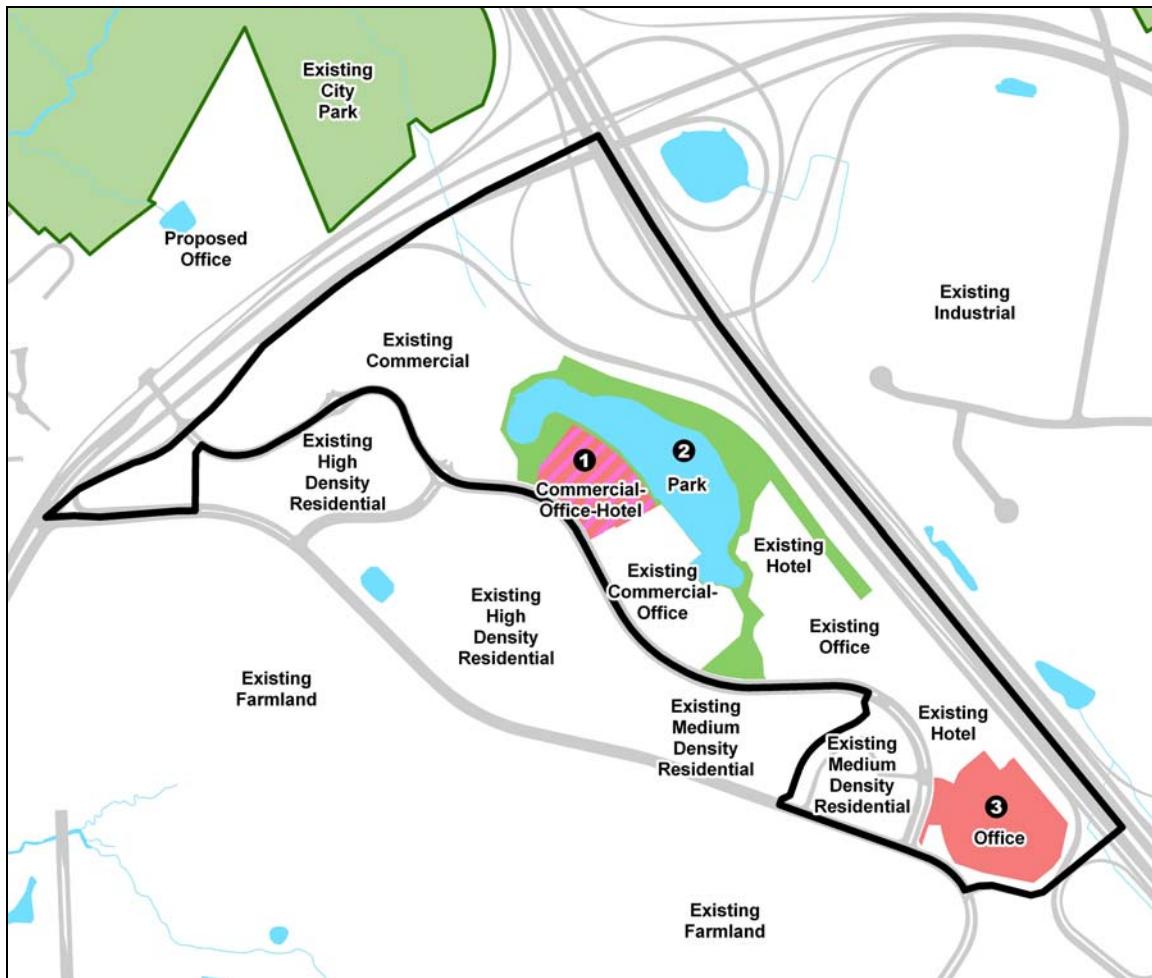
The 5.3 acres parcel known as Washingtonian Center ñ Waterfront was part of the Washingtonian Development site consisting of 102.5711 acres of land annexed into the City of Gaithersburg on July 9, 1991. Schematic Development Plan SDP-01-003 was approved by Resolution R-88-01 on September 24, 2002 by the Mayor and City Council to allow for three restaurants, a hotel and a parking garage on the majority of the 5.3 acres site. The study area subject property is the remaining portion of the 5.3 acre site to be designated for development.



In addition to the general background information, the stakeholders were presented more specific information regarding the current 1997 Master Plan recommendations and background, as well as suggested land use options for the Washingtonian Waterfront. Following the City staff presentation, the community spent the remaining time brainstorming possible land use options. The land use options were reduced to two possible choices: mixed use residential or mixed use commercial-office component.

The two land use options were presented to the Mayor and City Council and Planning Commission during a public work session on June 10, 2002. Both the Mayor and City Council and Planning Commission endorsed the mixed use commercial-office land use option.

PROPOSED LAND USE OPTIONS



Map Designation 1:

Redesignate as mixed use commercial-office with a zoning classification to remain as MXD.

This map designation, known as "Washingtonian Center - Waterfront," was the area in which the Washingtonian Center Study Area stakeholders concentrated their review and recommendations. The mixed use commercial-office land use option was endorsed by the stakeholders and the Mayor and City Council to provide an office building with first floor retail. Parking for the office and retail uses will be provided in the adjacent approved parking garage (SP-01-0015). The first floor retail will add to the pedestrian experience consistent with the existing Washingtonian Center retail and the approved first floor retail of the adjacent parking garage, hotel and the restaurant pad sites. The office component integrates a new use within the existing commercial area of the Washingtonian Center and Waterfront

developments. This designation will allow for a continuation of the pedestrian and commercial activity currently located around the Washingtonian Lake.

The office employees will be in immediate walking distance from auxiliary uses that meet their shopping and dining needs. This will decrease the amount of vehicular trips required by the office users since they will not need to leave the vicinity for personal services. The architecture and signage of the office building should be consistent with the existing and approved Washingtonian development. The development should not cause an increase in impervious surface due to the existing conditions and should not impact, but rather preserve the existing boardwalk and boardwalk landscaping.

Land Use and Zoning Action

Redesignate to **commercial/office** land use designation
Zoning remains **MXD** (Mixed Use Development)

Map Designation 2:

Redesignate as open space with a zoning classification to remain as MXD. This map designation consists of Washingtonian Lake and its surrounding green space. This man-made lake and pathway system totals 18 acres and has become the focus of the entire Washingtonian Center development. This area should be preserved as a prominent focal point for the surrounding development and to promote lively entertainment and pedestrian activity.

Land Use and Zoning Action

Redesignate to **open space** land use designation
Zoning remains **MXD** (Mixed Use Development)

Map Designation 3:

Designate Parcels F, Block C as commercial/industrial-research-office and institutional.

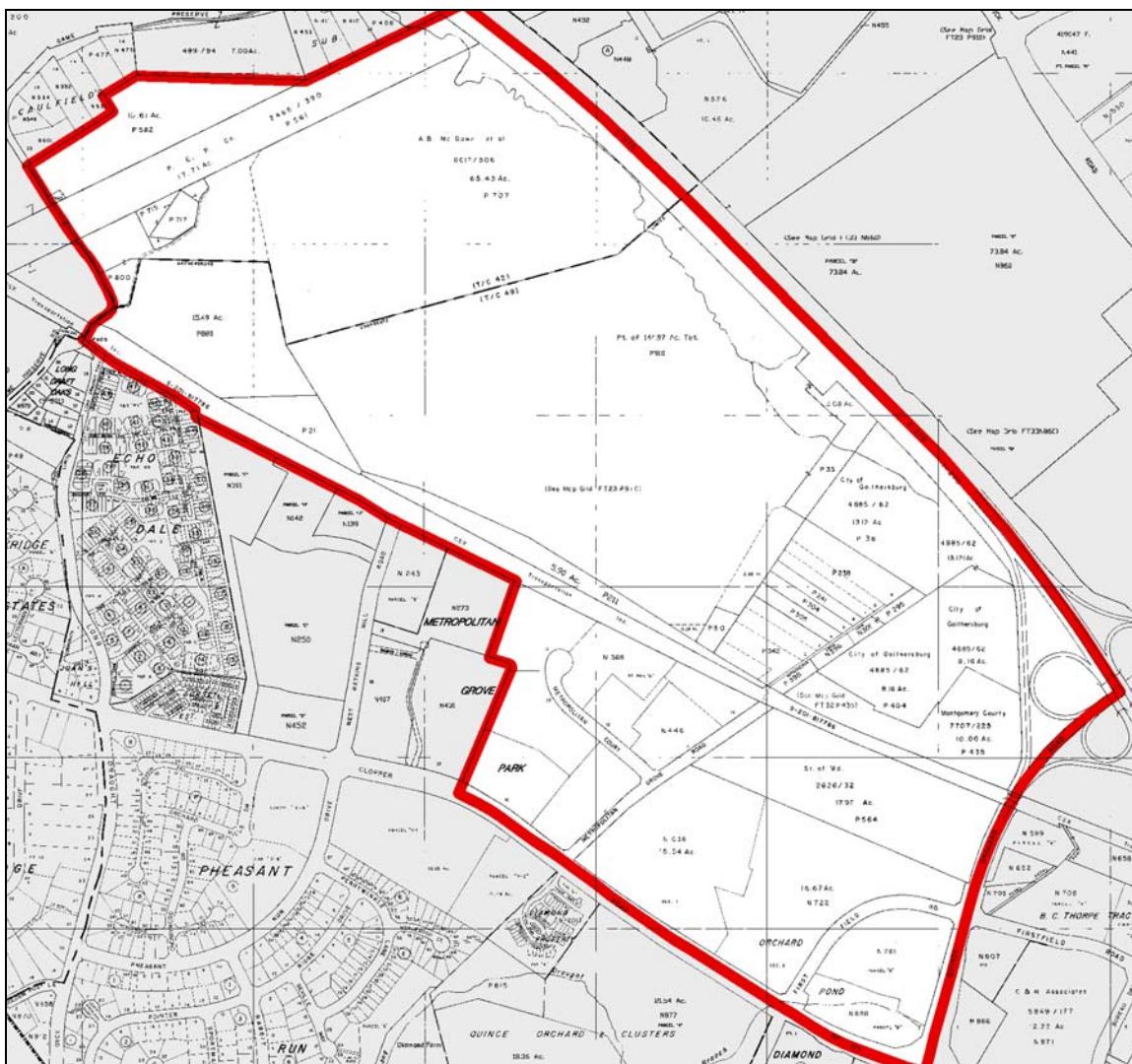
This map designation is located in the southern corner of the Washingtonian Center Study Area adjacent to I-270 and equals approximately 7.39 acres.

At this time, site plan SP-02-0001, Washingtonian Center South – Phase I has been approved by the Planning Commission on April 3, 2002. However, no construction or building permits have been approved. The approved site plan consists of a 190,000 square feet 7-story office building. Phase II would consist of a 160,000 square feet office building. The height of the Phase II office building should be limited to six (6) stories. Both office buildings shall be located on the front of the lot adjacent to Washingtonian Boulevard. A parking structure will be required to meet the parking requirements of the development and should be located behind the office buildings. A portion of

the parking garage (minimum 40%) should be developed as part of the Phase I development.

If the above office project does not move forward, other commercial/industrial-research-office and institutional uses will still be viable options for development. The commercial/industrial-research-office and institutional designation will allow for two office buildings equaling 400,000 square feet. Institutional uses may include a conference center, elderly housing, medical center, hospital, educational uses, or any similar uses. If commercial/office uses are built, ancillary retail, restaurants, recreational uses and institutional uses would be permitted.

SPECIAL STUDY AREA 7: CASEY-METROPOLITAN GROVE ROAD



Approximate Total Area:
Existing Land Use:

417 Acres
Undeveloped Land, Office-Industrial-Research, Institutional, and Medium Density Residential

Current Land Use Designation:

Open Space, Mixed Residential, Commercial/Industrial-Research-Office, Institutional, and Medium Density Residential

Current Zoning:

MXD (Mixed Use Development)
R-A (Low Density Residential)
R-20 (Medium Density Residential)
I-3 (Industrial Office Park)

TAX MAP REFERENCE

Tax Map FT 12 Parcel P21; Tax Map FT 13 Parcels P880, P800, P715, P717, P561, P582, and P695; Tax Map FT 22 Parcels P564, P404, P138, P238, P241, P304, P305, P342, P310, P33, and P211; Tax Map FT23 Parcels P910 and P707; Tax Map FT 32 Parcel P435; Lots 1, 10, 12, 13, 14, 15, 16, and Parcel B Metropolitan Grove Park; and Section 1, Section 2, Parcel A, and Parcel B Orchard Pond

LOCATION

The Casey-Metropolitan Grove Study Area is bounded by Interstate 270 to the north, Quince Orchard Road to the east, Clopper Road (Route 117) and CSX right-of-way to the south and Seneca Creek State Park to the west.

BACKGROUND

The Casey-Metropolitan Grove Study Area includes properties that were part of annexation applications X-076, X-089, X-095, X-104 containing approximately 434 acres of land and approximately 50 acres of land located within Montgomery County known as the McGown Tract. However, the study area only incorporates approximately 286 acres of the annexed properties.

Annexation File Number	Effective Date of Annexation	Action by Council	Resolution Number	Number Of Acres
X-076	01/06/1966	11/22/1965	R-15-65	73.0
X-089	04/20/1967	03/06/1967	R-5-67	147.0
X-095	05/31/1968	04/15/1968	R-8-68	198.0
X-104	03/14/1974	01/28/1974	R-6-74	16.0

Annexation X-076: There is no recorded annexation agreement for these properties. The Planning Commission approved site plan applications S-263 for Orchard Pond Section I consisting of 312 apartment units on August 4, 1971 and S-355 for Orchard Pond Sections II and III for 435 apartments on August 1, 1973. The State of Maryland owns 17.97 acres of land. The current zoning of the State of Maryland property is R-A (Low Density Residential) and the zoning of Orchard Pond Apartments is R-20 (Medium Density Residential).

Annexation X-089: This annexed area is bisected by the CSX right-of-way. North of the CSX tracks consists of approximately 31 acres of City and County owned land and to the south consists of a number of approved and developed final

site plan projects and Maryland State-owned property. Although there is no annexation agreement, any development of the City or County owned properties is subject to the approval of the State of Maryland Board of Public Works. The current zoning of these properties are MXD (Mixed Use Development), R-A, and I-3 (Industrial Office Park) .

Annexation X-095: This property is owned by the Casey Trust, part of P910, and is the largest property in the study area. There is no annexation agreement for the property. The property was zoned I-3 at the time of its annexation. The Mayor and City Council on April 1, 1996 adopted ordinance O-5-96 to approve the comprehensive zoning map amendment application Z-278 that rezoned the property to MXD. A Schematic Development Plan application (SDP-01-001) has been filed for development of the site.

Annexation X-104: These parcels are all under different ownership. The properties were zoned I-1 (Light Industrial) at the time of annexation and rezoned to MXD as part of the adopted ordinance O-5-96 to approve the comprehensive zoning map amendment application Z-278.

The McGown Tract is in Montgomery County and under its jurisdiction. It is not within the incorporated limits of the City of Gaithersburg. This area was included within the study area because of its connectivity to the adjacent Casey tract. The current Montgomery County zoning is I-3 (Industrial Park) Zone on the east of the transmission lines and R-200 (One-Family Detached, Large Lot) under the jurisdiction of Montgomery County.

EXISTING LAND USE AND DEVELOPMENT



The majority of the Casey-Metropolitan Grove Study Area properties north of the CSX right-of-way have not experienced development. This portion of the study area is zoned MXD (Mixed Use Development) and contains several large pieces of property. The largest, part of P910, owned by the Casey Trust, is roughly 100 acres with a land use designation of commercial-office-residential and commercial-industrial-research-office.

The City of Gaithersburg and Montgomery County own a total of 31 acres. The City property at Brown Station Park is designated as open space. The County property land use is designated as institutional and is in use as the Montgomery County Abandoned Auto Storage Lot. There are several smaller one-acre lots with individual owners located just north of the unimproved portion of Metropolitan Grove Road north of the CSX tracks. The current land use for these parcels is commercial-office-residential. Several of these smaller lots are being used for automobile storage. The McGown Tract contains a few single family dwelling units. The rest of this northern portion of the study area, including the City-owned land, is vacant.

The parcels owned by Montgomery County (P435) and City of Gaithersburg (P138, P404) contain a covenant that limits development to a public use. The covenant states that the parcels are to be used solely for a public use approved by

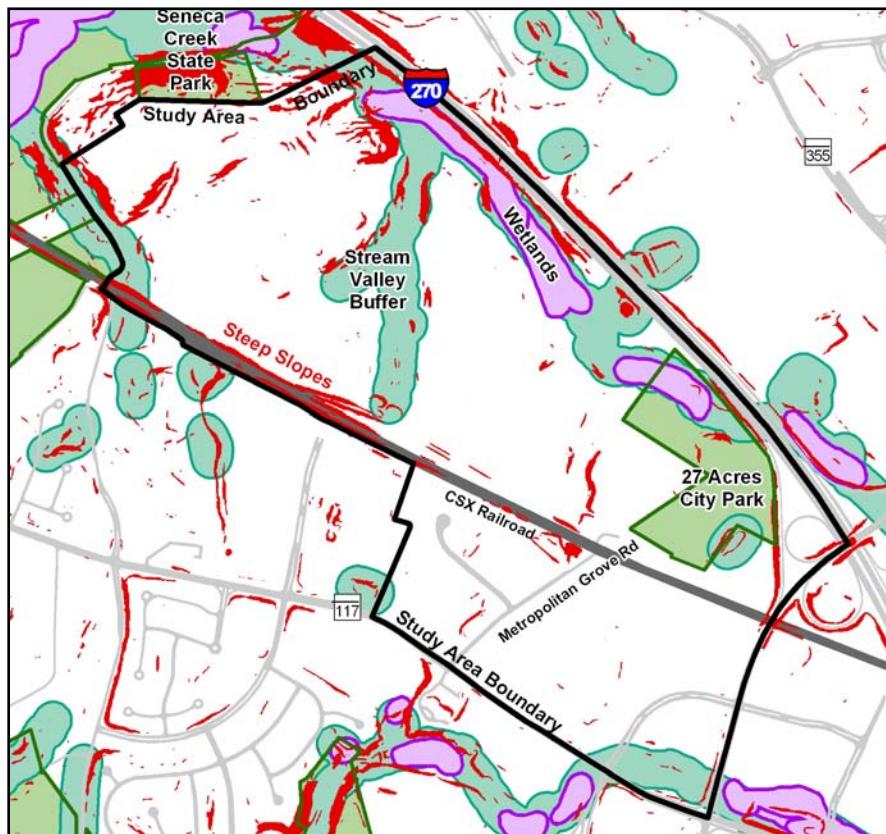
the Board of Public Works of Maryland. This covenant is recorded in Montgomery County Land Records, Liber 5765 and Folio 508. The Board of Public Works would have to amend the covenant to allow private development.

The current land use of the McGown Tract, as shown in the 1985 M-NCP&PC Gaithersburg Vicinity Master Plan, is Office/Light Industrial on the east side of the PEPCO Transmission Lines and Low Density Residential, 2-4 units/acre on the west side of the transmission lines.

The Casey-Metropolitan Grove Study Area properties south of the CSX right-of-way have been entirely developed with land uses equally split between a medium density residential apartment complex to the east of Metropolitan Grove Road, called Orchard Pond, and to the west as industrial-research-office buildings. Orchard Pond is a 747-unit, R-20 zoned apartment complex that was constructed in 1975. There exist several large research/development and office type uses which are zoned I-3 on the west side of Metropolitan Grove Road. There are also a bowling alley, public storage buildings, and the Maryland State Motor Vehicle Administration.

Parcel number P564 is currently owned by the State of Maryland and is used for a truck maintenance facility and the distribution of anti-skid materials during the winter months. Parcel number N368 is owned by Montgomery County and is used as a MARC rail line commuter parking lot. These parcels (P564 and N368) are zoned R-A (Low Density Residential) due to their institutional land use designation.

PHYSICAL CHARACTERISTICS



The Casey-Metropolitan Grove Study Area is rectangular in shape and is bounded on three sides by State of Maryland right-of-way (Interstate 270, Route 117, and Route 124) and the remaining side by Seneca Creek State Park. The CSX right-of-way and tracks bisect the study area. The Casey-Metropolitan Grove Study Area is essentially divided into two distinct areas. The first (*Northern Properties*) being the primarily undeveloped land located north of the CSX right-of-way and the second (*Southern Properties*) being the developed land south of the CSX right-of-way.

Northern Properties

The undeveloped land of the northern properties contains a combination of active agricultural field, open land and forest. Forested areas vary from *Mature Forest* dominated by Chestnut Oak and Tulip Poplar to mature *Bottomland* forests dominated by Silver Maple.

The slopes range from 0-25% with moderate slopes dominating and pockets of steep slopes scattered throughout. The northern properties drain into the main stem of Great Seneca Creek or its tributaries. An unnamed perennial tributary to Great Seneca Creek flows through this portion of the study area as well as several intermittent stream systems. These are the only perennial stream and intermittent streams located on the entire Casey-Metropolitan Grove Study Area.

Existing in the study area are both 100-year floodplain and wetlands. The existing 100-year floodplain information can be found on the FEMA Flood Insurance Maps for the City of Gaithersburg (FEMA, 1982). A wetlands delineation study found eight wetland pockets within the study area. Portions of the wetlands and 100-year floodplain contain forest.

The soils found are dominated by Brinklow-Blocktown channery silt loam (16D), Gaila silt loam (1B and 1C), and Glenelg silt loam (2B). Of the soils found in this portion of the study area, the Baile and Hatboro soils are designated as hydric in *Hydric Soils of the United States*. In addition to the hydric soils, there are a number of soils found (Gaila silt loam, Brinklow-Blocktown channery silt loam, Occoquan loam, and Blocktown channery silt loam) that have been identified by the United States Department of Agriculture Soil Conservation Service as highly erodible.

The results of the Wildlife Inventory revealed that the site contains the typical array of urban wildlife species. Of the species found (white-tailed deer, red fox, eastern chipmunk, eastern gray squirrel, eastern cottontail, raccoon, mice, moles and sparrows), none are unusual or unexpected within this area. The information provided regarding the Natural Resource Inventory/Forest Stand Delineation (forests, wetlands, floodplains, stream valley buffer, soils, wildlife, etc.) was provided by Rodger Consulting, Inc. and the NRI/FSD study approved April 2, 2001.

Southern Properties

The entire area making up the southern properties has essentially been developed with land uses equally split between industrial-research-office buildings west of Metropolitan Grove Road and a medium density residential apartment complex, known as Orchard Pond, and a Maryland State maintenance/distribution facility to the east. As with typical industrial-research-office development, the propertiesí surfaces are mostly impervious due to the large footprint of low-level buildings and large surface parking lots. There is one remaining vacant lot in the I-3 zone located in the southwest quadrant of the CSX right-of-way and Metropolitan Grove Road intersection. This lot has received preliminary site plan approval for a three-story office building. The residential development offers the only substantial green area in this portion of the study area.

SPECIAL STUDY AREA REVIEW

The Casey-Metropolitan Grove Study Area stakeholders meetings were held on October 24, 2002, November 12, 2002, November 25, 2002, January 27, 2003, and February 24, 2003. Initially, the stakeholders were divided up into four focus groups: Recreation and Environment, Economic Development, Transportation and Transit, and Education and Housing and were provided additional information related to their particular focus group. The focus groups reviewed and discussed the study area as it relate to their specific focus group issues and City themes. The stakeholders along with City staff prepared and presented focus group reports on their issues and findings on November 12, 2002. The final two meetings brought all the stakeholders together and involved the introduction and discussion of the three proposed land use options: 1) Office Development, 2) Private Arts, Entertainment, and Education Center Development, and 3) Mixed Use Development.

The stakeholders recommended that all three proposed land use options be sent to the Mayor and City Council and Planning Commission joint work session. The three land use options, prepared by Staff, were presented to the Mayor and City Council and Planning Commission during a joint public work session on March 24, 2003. The Mayor and City Council and Planning Commission reviewed and discussed the land use options and directed staff to prepare a final report that includes all three options.

The City as well as the stakeholders and focus groups concentrated on the portion of the Casey-Metropolitan Grove Study Area located north of the CSX right-of-way. This is the portion of the study area that is almost entirely made up of vacant land waiting to be developed. The developed southern properties will be discussed and recommendations made by City staff for potential redevelopment.

Development Staging and Phasing

The Casey-Metropolitan Grove Study Area contains the last large area of contiguous undeveloped properties remaining in the City of Gaithersburg that currently does not have an approved plan for development. It is expected that this study area will develop over several years and, to avoid piecemeal development, one amended sketch plan including all public improvements and approximate siting of buildings should be submitted.

There are a number of transportation improvements and development assumptions that must be part of the staging and phasing of any development envisioned for this study area, regardless of the land use option chosen. The implementation of staging elements for this plan will be controlled by the approval process for the Mixed Use Development (MXD) Zone through the schematic development plan (SDP) approval process. In addition, the proposed development will be reviewed and compared to the nine Master Plan Themes adopted by the Mayor and City Council.

This process requires the Mayor and City Council, and the Planning Commission to approve all final decisions on SDP's. Any development in the study area will subsequently be reviewed by the Planning Commission subject to the site development review process required for development in the City. The phasing and density of development is to be determined by the Mayor and City Council during the Schematic Development Plan process in accordance with the endorsed Master Plan Themes.

Transportation Improvements

With respect to the master planned roads, transit options, bike paths, and pedestrian walkways, a detailed evaluation of rights-of-way and paving widths, road classifications, and design criteria will be conducted during the anticipated update of the city-wide transportation element of the master plan. However, during the course of review of this study area, previous recommendations relative to certain existing and proposed master planned roadways are still valid within the context of the planned land use decisions, as follows:

- West Watkins Mill Road, as an arterial roadway with 120 feet of right-of-way will be a maximum six-lane roadway with pedestrian and bicycle capacity. Two access points will be reserved along West Watkins Mill Road for ingress/egress to the study area.
- Metropolitan Grove Road is proposed as an improved street with a grade separated crossing over the CSX rail line with an internal access road linking to West Watkins Mill Road. A feasibility study should be conducted to determine the

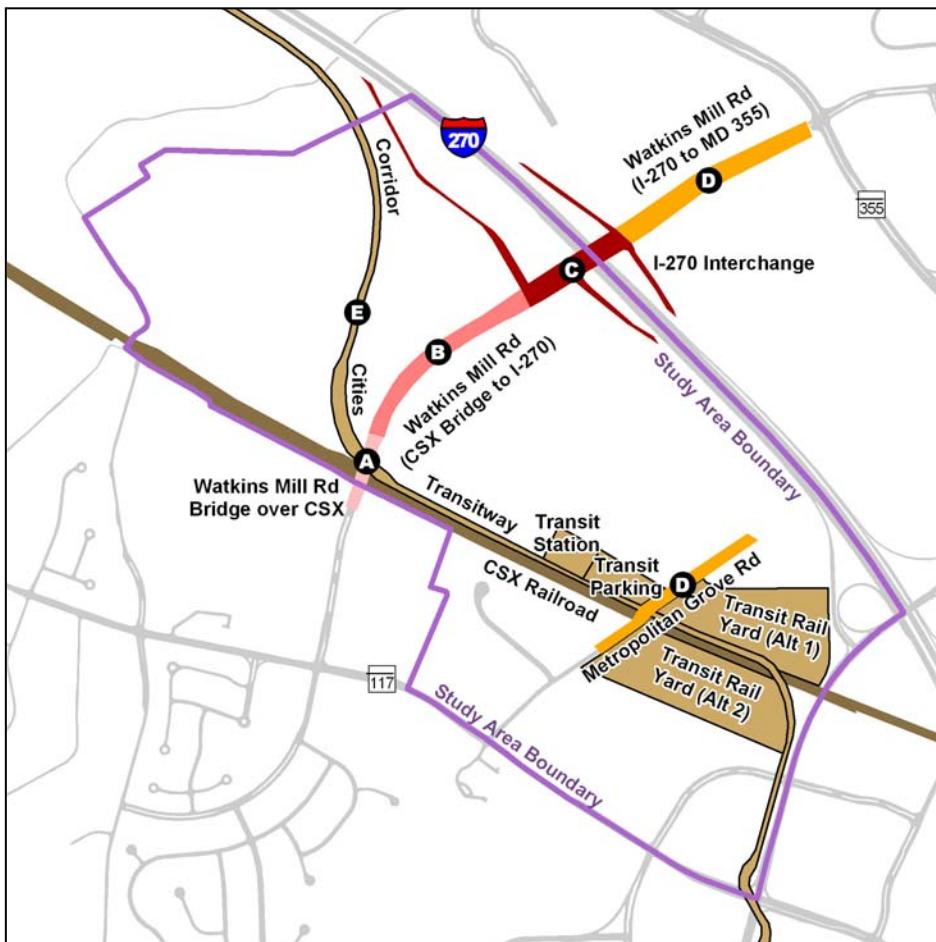
type of crossing over the CSX rail line for Metropolitan Grove Road. Pedestrian/biker paths should be part of any determined design.

- The reservation of right-of-way for the construction of a transitway along the CSX railroad and the Metropolitan Grove MARC Rail Station, to traverse the Casey-Metropolitan Grove Study Area, and continue north along Interstate 270 must be executed. This transportation improvement is crucial to accommodate the Corridor Cities Transitway (CCT), as well as the type of higher densities of development recommended in the study area and the Montgomery County Master Plans for Shady Grove and Germantown. An eight to ten feet hiker/biker path should be provided along the CCT.
- Direct access from Interstate 270, by way of an interchange, to link with West Watkins Mill Road is an important part of the transportation linkages. Pedestrian and biker access along Watkins Mill Road and past I-270 should be part of any design for the future I-270 Interchange.
- Extension of Metropolitan Court to West Watkins Mill Road will allow direct access of all I-3 zoned properties to West Watkins Mill Road and access to I-270 Interchange without placing traffic on Clopper Road (Route 117). Hiker/biker paths should be included along the roadway.

Phasing of development and the total square footage and number of housing units for each phase will be determined in accordance with the adopted Master Plan Themes and will not be approved until a traffic impact study is submitted and its conclusions acceptable to the City and its traffic engineer. A traffic impact study must demonstrate that critical intersections and links of roads (existing and planned) will operate at acceptable levels of service. The traffic generated by the proposed development, plus all approved subdivisions and all other current uses, shall be considered in determining whether critical intersections and surrounding roads operate at an acceptable level of service. The level of service standard, per the Transportation Theme, assumes that it is the level at which the transportation facilities will operate satisfactorily at maximum capacity. The traffic impact study should be prepared utilizing: (1) the standard ITE trip generation rates, (2) local trip distribution patterns based on good traffic engineering practices, and (3) the Critical Lane Analysis method to determine acceptable levels of service or any other method readily acceptable. The traffic impact study should also include what, if any, transportation improvements and/or mitigation measures would be employed to bring about acceptable levels of service. Additional information may be required during the course of review of any proposed plan for the area.

Staging Objectives and Project Goals

- A. Connection between the development and Clopper Road
Construction of bridge over CSX rail line and extension of Watkins Mill Road.
- B. Additional Road Capacity for Future Watkins Mill Interchange at I-270
Completed extension of Watkins Mill Road between CSX rail line and I-270
- C. Access to Interstate (I-270)
Completion of Watkins Mill Road and I-270 Interchange
- D. Linkage to Frederick Avenue and Secondary Access to Site
Completed extension of Watkins Mill Road from I-270 to Frederick Avenue and extension of Metropolitan Grove Road to the site
- E. Local Transit Access
Corridor Cities Transit way Constructed to Study Area



As part of the CCT, there may be a need to provide a Transit Rail Yard at the Casey-Metropolitan Grove Study Area. If the Transit Rail Yard is to be located within the Casey-Metropolitan Grove Study Area, a plan must be reviewed and approved by the Mayor and City Council and Planning Commission as part of the SDP

process. The City has proposed two alternative locations for the Transit Rail Yard as follows:

Alternative 1: The Montgomery County abandoned auto storage lot located north of and parallel to the CSX right-of-way and east of Metropolitan Road extended. To locate the rail yard in this location will require the cooperation of Montgomery County and the State of Maryland for the relocation of the County auto storage. This site is surrounded by the CSX rail tracks, I-270 Interchange, Metropolitan Grove Road extended, future rail station and parking facility and the City-owned parkland which may make it difficult to provide a viable residential, commercial or office development. All the rail yard buildings, as well as adequate screening in the form of a solid wall and landscaping should be placed along the north side of the site. The intent is to screen the rail yard activity and rail car storage from the City-owned parkland.

Alternative 2: The State of Maryland truck maintenance and anti-skid materials distribution facility located south of and parallel to the CSX right-of-way and east of Metropolitan Road extended. To locate the rail yard in this location will require the cooperation of Montgomery County and the State of Maryland for the relocation of the existing State facility. All the rail yard buildings, as well as adequate screening in the form of a solid wall and landscaping should be placed along the south side of the site. The intent is to screen the rail yard activity and rail car storage from the adjacent residential apartment community.

Development Assumptions

- A community charrette should be completed before development plan submission. A charrette agenda should be approved by the City.
- Provide property for transit right-of-way and transit station.
- Provide right-of-way for Watkins Mill Road extended.
- Provide right-of-way for I-270 Interchange.
- Designate area for possible transit rail yard.
- Preserve and maintain environmentally sensitive areas (stream valley buffer, wetland, floodplain, steep slope, etc.) and establish additional parks throughout the development that are outside of environmentally protected areas.
- Preserve 27 acres of City-owned parkland.
- The northern portion of the study area located adjacent to the proposed Corridor Cities Transitway (CCT) right-of-way and bounded by City boundary to the north and the stream valley buffer to the south will be used as parkland.
- A 10-acre site located adjacent to and southwest of the existing 27 acre City-owned parkland and north of the CSX tracks will be used as parkland and/or school site. [see sketch plan] Whether the site can or will be used as a school

site will be determined by conducting feasibility and need assessments involving the City and Montgomery County.

- If the site is to be used as a school site, portions of the 27 acre City-owned parkland outside environmentally sensitive areas could be used as active sports fields to be shared by the City and the school.
- If the site is not to be used as a school site, development compatible to an approved plan for the study area is permitted with the exception that a portion of the land must remain as parkland. The type of compatible development and amount of parkland will be determined by the Mayor and City Council during the required SDP process.
- Provide pedestrian and bike connections to uses within and adjacent to the development.
- Incorporate green building development techniques.
- Innovative stormwater management techniques should be employed such as bio-retention ponds located within or near parking areas.
- At the time of each proposed development a traffic study shall be performed and must meet Transportation Theme requirements. The traffic study will be used to determine the required transportation improvements, traffic mitigation techniques and staging of these improvements that must be completed prior to any development.
- Required infrastructure improvements must be approved and funded publicly or privately for construction before development can proceed.
- Density of development to be determined by the Mayor and City Council during the Schematic Development Plan process in accordance with the adopted Education and Transportation themes with recommendations from the City Planning Commission.

PROPOSED LAND USE OPTIONS:

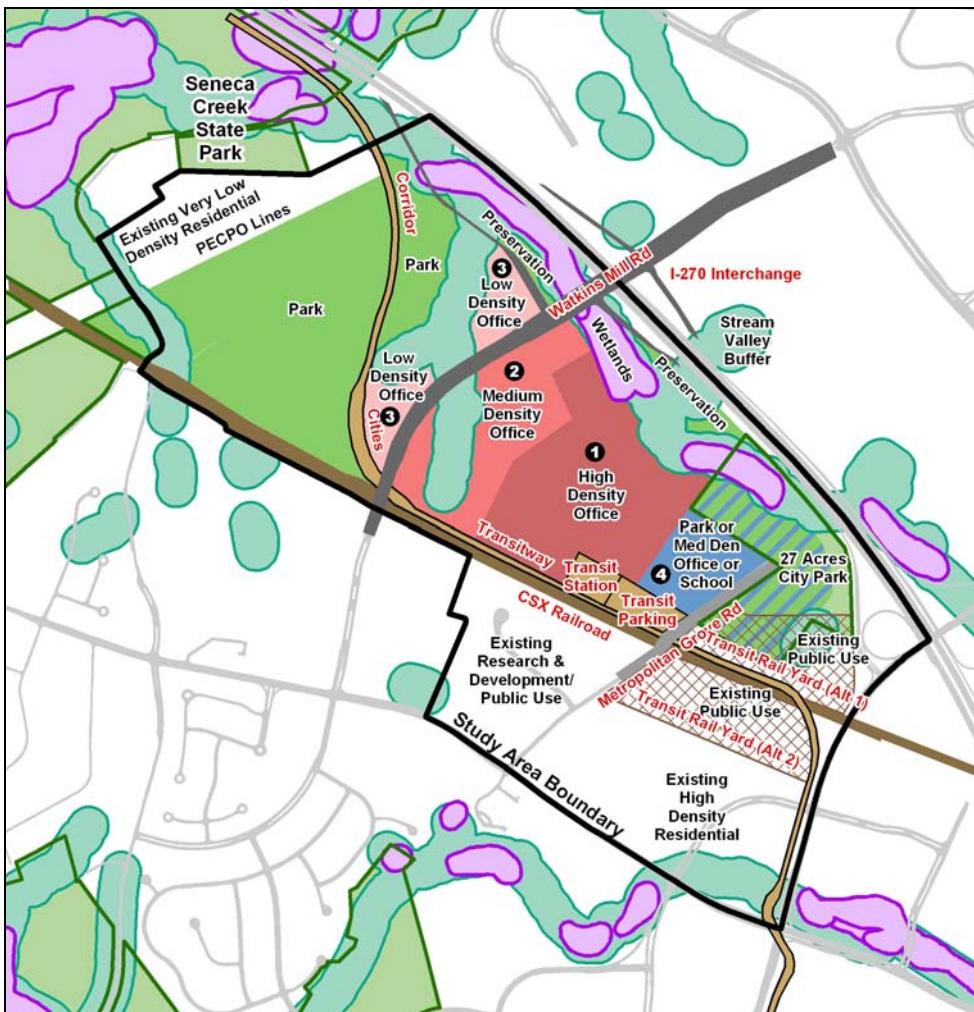
As previously stated, due to the CSX right-of-way bisecting the Casey-Metropolitan Grove Study Area, the study area is essentially divided into two distinct areas. The Northern Properties located north of the CSX right-of-way and the focus of the stakeholders meetings and the Southern Properties located south of the CSX right-of-way. The land use options were prepared following this approach and have been separated into the Northern Properties and Southern Properties.

NORTHERN PROPERTIES

Each land use option will have a corresponding sketch plan. The sketch plan will provide map designations that depict the location and type of development proposed. All of the proposed land use options reflect the desire of the City to cluster density around the proposed transit station and develop a transit-oriented development. Density will decrease outward from the transit stop.

A. Office with a Commercial Component

Designate as office-commercial with a zoning classification of MXD.



Map Designation 1:

High density office will be located in the area near the transit station adjacent to the CSX tracks extending north into the site. This provides a presence along I-270 and the core of the density should be adjacent to the transit station for easy accessibility for office users.

Map Designation 2:

The area adjacent to and northwest of the high density office development and adjacent to and east of Watkins Mill extended and the I-270 interchange will be designated medium density office. This provides a presence along I-270 and Watkins Mill Road extended and allows for easy access to I-270, the office uses and transit. A hotel use would be appropriate in this area and should be located east of the I-270 access ramp and Watkins Mill Road extended intersection and north of the medium density office development. A hotel in this location provides an immediate visual presence along I-270 and Watkins Mill Road extended.

Map Designation 3:

The area adjacent to and west of Watkins Mill Road extended and adjacent to and east of the CCT right-of-way and stream valley buffer will be designated low density office development. The low density office use reduces the visual impact to the proposed parkland and the neighboring residential development. This also allows for a research and development or storage facility component that would not be suitable in the medium to high density office areas.

Map Designation 4:

A 10 acre area adjacent to and east of the high density office development and adjacent to and west of the City-owned parkland will be designated open space-institutional-medium density office. This area still has easy accessibility to the transit station and the reduction of building height reduces the visual impact from the City-owned property and increase the visibility of the core high density office development. This 10 acre area is further discussed in the Development Assumption section of this report.

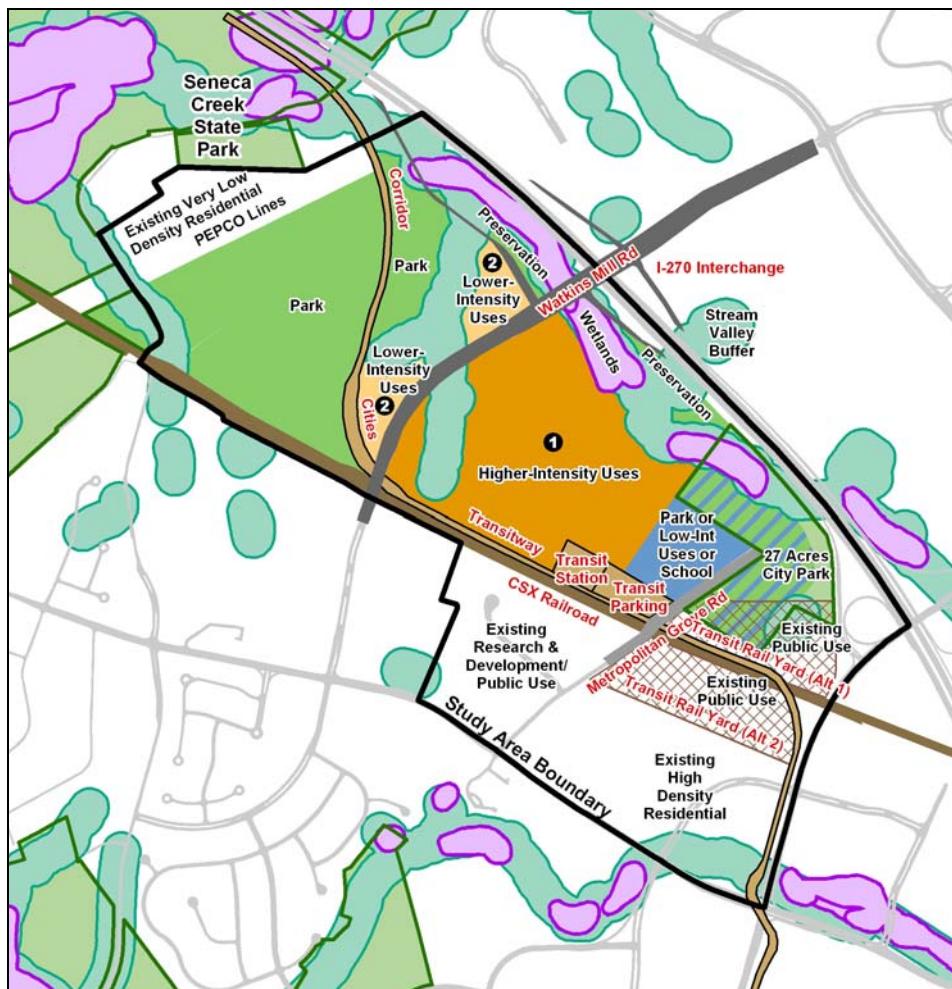
- Commercial development such as personal service, retail and restaurant uses should be located on the first floors of the high density and medium density office structures.
- Low density building heights will range from one to three stories. Medium density building heights will range from three to five stories. High density building heights will range from five to ten stories. Waivers to allow an increase in the medium and high density building heights may be granted by the Mayor and City Council during the SDP process.
- Pedestrian and bicycle paths should be provided connecting the office use to surrounding residential uses and parks.
- Telephone call centers and other users that would require higher parking requirements should only be considered when structured parking can be provided.
- Higher densities in the early stages of development should be considered in order to encourage structured parking to limit environmental impacts by reducing the building footprints.
- A minimum buffer of 100 feet should be provided between the CSX tracks and any office building.

Land Use and Zoning Action

Adopt **office-commercial** land use designation
Zoning remains **MXD** (Mixed Use Development)

B. Private Arts, Entertainment and Education Center

Designate as recreational-institutional-commercial with a zoning classification of MXD.



Map Designation 1:

High intensity uses should be located east of Watkins Mill Road extended. High intensity refers to uses which create a larger impact within the study area and to the surrounding communities. The type of impacts would be, but not limited to, scope and size of development, infrastructure, traffic, and visual. A high intensity use would also take the greatest advantage of the future transportation improvements. This area allows for immediate access to the transit station and I-270 and limits the impact to surrounding residential communities.

Map Designation 2:

Low intensity uses should be located west of Watkins Mill Road extended. Low intensity refers to uses which create a minimal impact within the study area and to the surrounding communities. These uses would require less impervious development, preserve existing trees and provide more green space. This area is

adjacent to the stream valley buffer and the majority of the iMature Forestî in the study area.

Map Designation 3:

A 10 acre area adjacent to and east of the high intensity development and adjacent to and west of the City-owned parkland will be designated open space-institutional and allow for low intensity uses. This area still has easy accessibility to the transit station and city-owned parkland. Any low intensity use should take advantage of the proximity to the City-owned parkland and incorporate the parkland into the design. This 10 acre area is further discussed in the Development Assumption section of this report.

- The intent of the private arts, entertainment and education land use option is to provide a high quality development that is unique to the City of Gaithersburg and Montgomery County.
- A comprehensive use and design approach should be taken for any proposed private art, entertainment and/or education center plan. A comprehensive plan should tie all the uses and structures together.
- A comprehensive plan can either be limited to a single art, entertainment, or education theme or incorporate two or more of these themes. When developing a single theme or incorporating two or more themes into a comprehensive plan, the uses and buildings must compliment one another. The comprehensive uses will be determined by the Mayor and City Council during the MXD development process.
- A single theme approach can either be a single user for a large portion of the entire area or a number of stand alone uses.
- Suggested auxiliary uses would be included in the list of comprehensive uses. These uses must be clearly secondary to and support the main comprehensive plan uses. The amount, location, and other details will be determined by the Mayor and City Council during the MXD development process.
- One or more hotels may be permitted as an auxiliary use, depending upon the type and extent of development. A hotel must serve the proposed development and be part of a comprehensive plan.
- The comprehensive plan will require an impact study of the full development upon the submission of a schematic development plan, to develop a detailed staging plan.
- A comprehensive plan that consists of a number of separate stand-alone structures and auxiliary uses cannot be fully developed until the transit way is complete and a final impact study has been done to determine the actual amount of development that can occur.
- The final stage of development, whether a comprehensive use plan or stand-alone use plan, should provide incentives for transit use, including free or reduced fare, free shuttles, reduced on-site parking, etc.

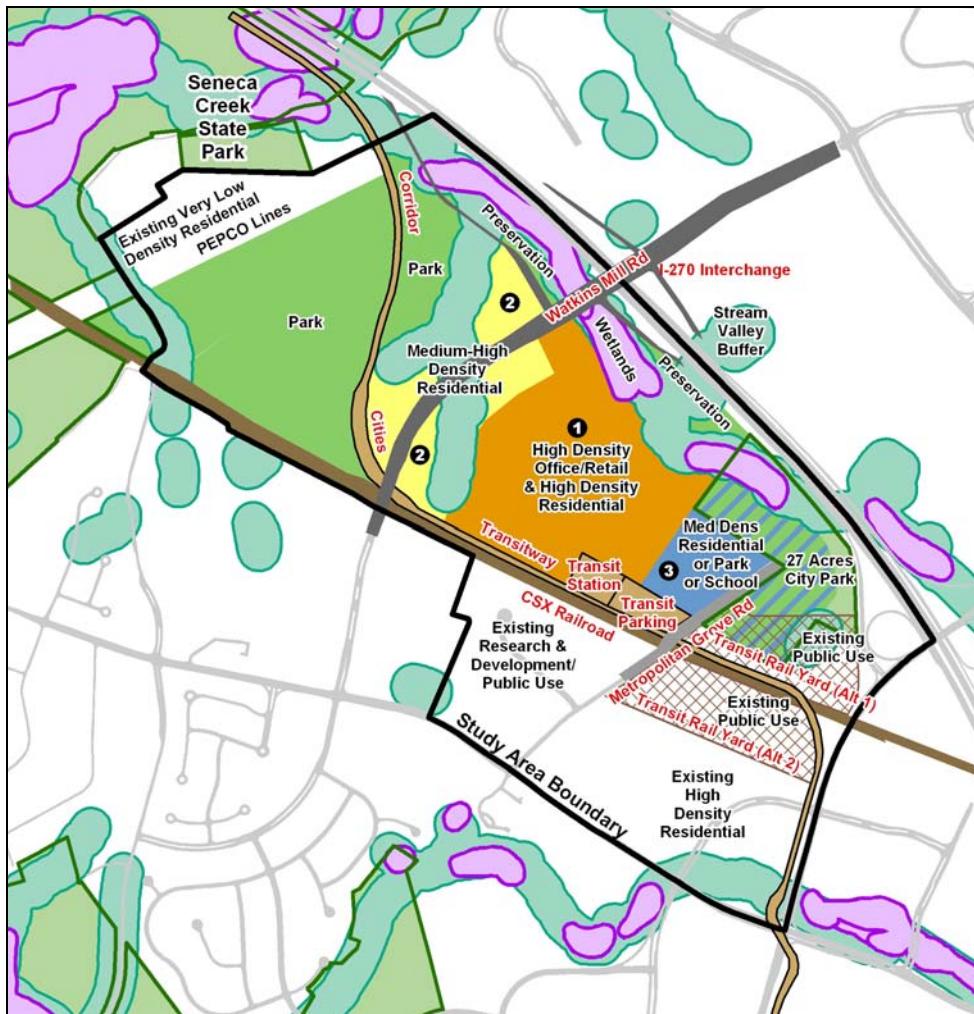
Land Use and Zoning Action

Adopt recreational-institutional-commercial land use designation

Zoning remains **MXD** (Mixed Use Development)

C. Mixed Use Office-Residential with a Commercial Component

Retain as mixed use residential-office-commercial with a zoning classification of MXD.



The mixed use option allows for different uses to be integrated with one another such as residential housing and commercial or high rise residential and office with commercial activity. Phasing of development and the total square footage and number of housing units for each phase will not be approved until a traffic impact study is submitted and determined to be acceptable.

Map Designation 1:

High density office and residential development should be located around the transit station and adjacent to the CSX. This creates a core area for the development and provides a presence along I-270. The core of the density should be adjacent to the transit station for easy accessibility for office users. The majority of development in this area should consist of the high density office component.

Map Designation 2:

Medium-high density residential development should be located along both sides of Watkins Mill Road extended and continuing west to the CCT right-of-way. This will allow easy access for the residents to Watkins Mill Road and I-270 and the adjacent parkland. A small amount of commercial uses in the form of live-work units could be located along Watkins Mill Road which should be a good location for commercial uses due to the accessibility and visibility from I-270. This live-work commercial development will act as a buffer between the residential development and the high density development. A hotel use would be appropriate in this area and should be located east of the I-270 access ramp and Watkins Mill Road extended intersection. A hotel would provide a presence along I-270 and Watkins Mill Road extended and allows for easy access to I-270, the office uses and transit.

Map Designation 3:

A 10 acre area adjacent to and east of the high density office and residential development and adjacent to and west of the City-owned parkland will be designated open space-institutional-medium density office and residential. This area still has easy accessibility to the transit station and the reduction of building height reduces the visual impact from the city-owned property and increase the visibility of the core high density development. This 10 acre area is further discussed in the Development Assumption section of this report.

- Commercial development such as personal service, retail and restaurant uses should be located on the first floors of the high density office and residential structures.
- Residential development must be owner-occupied units to include condominiums and medium density single family dwellings.
- Prior to any residential construction, there must be school capacity available at every level per the adopted Education Theme.
- Medium density building heights will range from two to five stories. High density building heights will range from five to ten stories. Waivers to allow an increase in the high density building heights may be granted by the Mayor and City Council during the SDP process.
- Provide 5 acres of active use parkland outside of environmentally protected areas for non age-restricted mixed use development. Provide 3 acres of active use parkland outside of environmentally protected areas for elderly mixed use housing.

Land Use and Zoning Action

Retain **mixed use residential-office-commercial** land use designation

Zoning remains **MXD** (Mixed Use Development)

SPECIAL CONDITIONS (Subject to additional public hearing)

The following special conditions apply to all of the three development options for the northern properties of the Casey-Metropolitan Grove Road Special Study Area.

- The areas designated as "Park" are to be preserved, as much as possible, in their present condition and that any such development that may be permitted to occur shall limit the amount of disturbance and protect the environment.
- The Development Staging and Phasing, Transportation Improvements, Staging Objectives and Project Goals, and Development Assumptions sections as stipulated above on pages 161-165 of the Casey-Metropolitan Grove Road Special Study Area shall be part of the staging and phasing of any development proposed for this study area, regardless of the land use option chosen.
- The staging, phasing and density of development is to be determined by the Mayor and City Council during the Schematic Development Plan process in accordance with the nine adopted Master Plan Themes.
- The implementation of staging elements for this study area will be controlled by the approval process for the Mixed Use Development (MXD) Zone through the schematic development plan (SDP) approval process.
- Phasing of development and the total square footage and number of housing units for each phase will be determined in accordance with the adopted Master Plan Themes and will not be approved until a traffic impact study is submitted and its conclusions acceptable to the City and its traffic engineer. Development which generates 50 or more peak hour trips will not be approved if it is found that unacceptable critical lane volumes of 1,450 exist at nearby critical intersections (taking into account existing and programmed transportation improvements), unless the developer makes transportation improvements and employs any approved traffic mitigation techniques or public improvements are progressed for construction with public funds committed to such construction that would improve the existing Level of Service (LOS). However, simply meeting the critical lane volume standard of 1,450 does not guarantee that additional improvements can not be required. The traffic impact study should be prepared utilizing: (1) the standard ITE trip generation rates, (2) local trip distribution patterns based on good traffic engineering practices, and (3) the Critical Lane Analysis method to determine acceptable levels of service or any other method readily acceptable. Additional information may be required during the course of review of any proposed plan for the area.

SOUTHERN PROPERTIES

Redesignate as mixed use residential-office-commercial with a zoning classification of MXD.

As previously stated, the Casey-Metropolitan Grove Study Area properties south of the CSX right-of-way have been entirely developed with land uses equally split between a medium density residential apartment complex and industrial-research-office buildings. The objective for this portion of the study area will involve redevelopment associated with the future Corridor Cities Transitway (CCT) station and potential rail yard location. When incorporating multi-modal or transit oriented design into master planning an area, the entire area surrounding the transit station must be included.

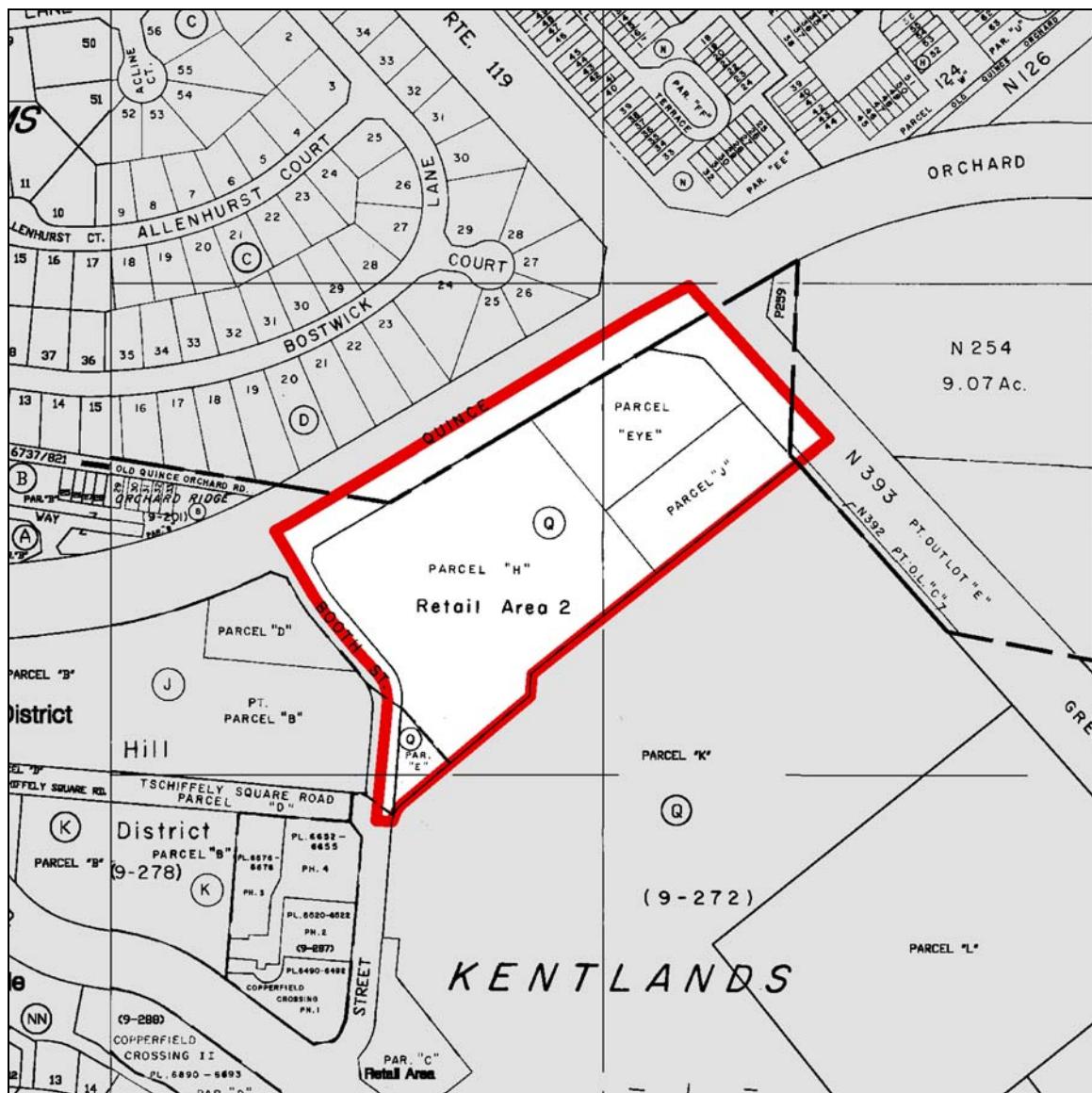
- The existing MARC rail line commuter parking lot (Parcel N368) owned by Montgomery County should still act as a parking facility for the MARC/CCT Station. This location should be redeveloped to provide a multi-level parking structure, pedestrian and bike connections to the station, and commuter and bus drop-off and pick-up areas.
- A plan should be created that clusters higher mixed use office-residential densities surrounding the proposed transit station. The plan should provide for more green area than currently exists and should require shared parking structures to reduce impervious area. Commercial development such as personal service, retail and restaurant uses should only be located on the first floors of the office and residential structures.
- The existing truck maintenance facility and anti-skid materials distribution site (Parcel P564) currently owned by the State of Maryland should be relocated. This site is located along the CSX right-of-way, has access to Metropolitan Grove Road and is in close proximity to the transit station. The property is in a prime location for redevelopment for an office use. This would also be a good location for the potential rail yard that may be located in this area.
- The medium density residential complex (Orchard Pond) contains 747 apartment units that were constructed in 1975. This is another ideal location for future redevelopment of higher density residential and/or office uses. The site has immediate access to three roadways and is in close proximity to the transit station.

Land Use and Zoning Action

Adopt **office-commercial-residential** land use designation

Rezone to **MXD** (Mixed Use Development)

SPECIAL STUDY AREA 9: UPTONS/BOSTON MARKET SITE



Approximate Total Area:

7.55 Acres

Existing Land Use:

Retail-Commercial

Current Land Use Designation:

Commercial/Industrial-Research-Office

Current Zoning:

MXD (Mixed Use Development)

TAX MAP REFERENCE:

Parcels E, H, I (eye), and J Block Q Kentlands

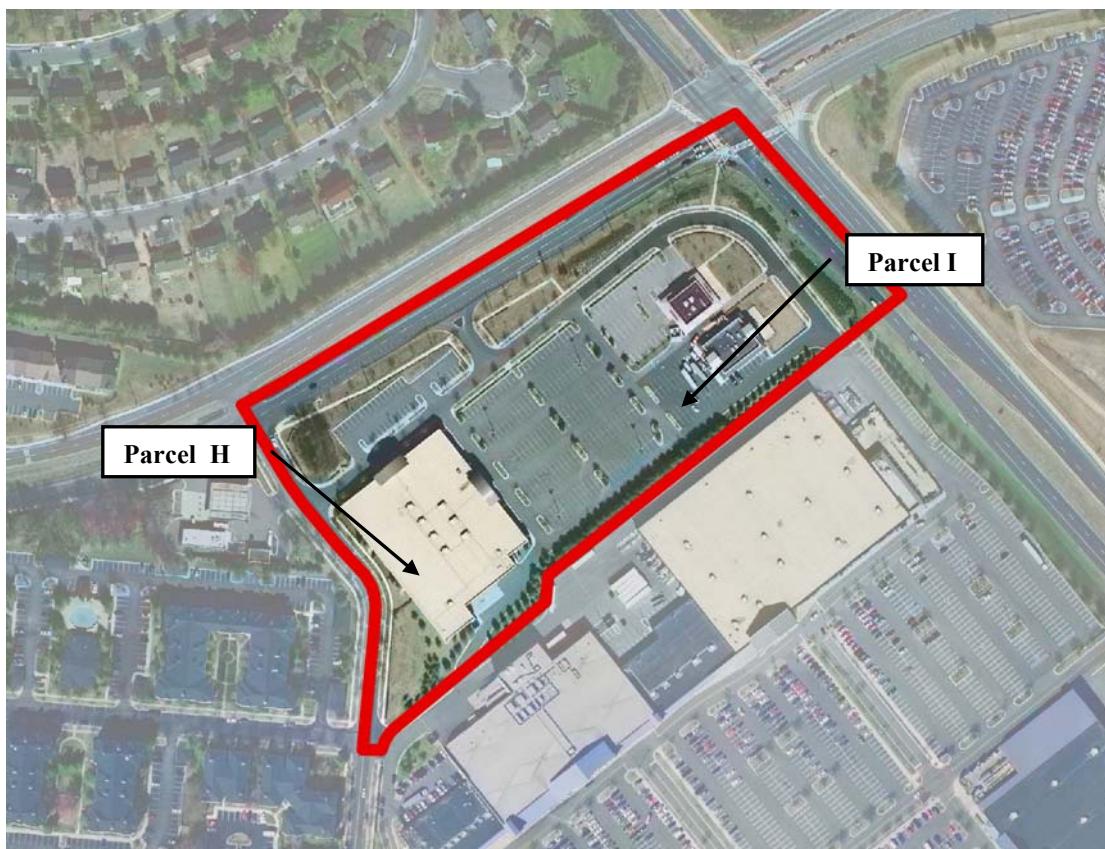
LOCATION:

The study area is located south of Quince Orchard Road, between Booth Street and Great Seneca Highway in the Kentlands development. The study area is accessed via Quince Orchard Road and Booth Street.

BACKGROUND:

The Uptonís and Boston Market Special Study Area consists of two parcels, Parcel H and Parcel I, which are located in the Mixed Use Development (MXD) Zone in the Kentlands development. The properties involve two vacant buildings, the Uptons retail building and a Boston Market restaurant building. Both have been vacant since 1999. A Schematic Development Plan application for mixed land use was received on July 30, 2001 for a 350 unit residential development on Parcel H with 84,406 sq. ft. of green area, and approximately 3,000 sq. ft. of retail commercial land use.

EXISTING LAND USE/PHYSICAL CHARACTERISTICS:



The study area consists of one vacant retail building on Parcel H (Uptons) and one vacant restaurant on Parcel I (Boston Market). The surface area around the buildings is covered by a large parking lot and minimally landscaped islands. A landscaped buffer borders the study area along Quince Orchard Road and along

Great Seneca Highway. There are no significant surface features and the study area slopes gently towards Quince Orchard Road. An additional landscaped berm separates the study area from the K-Mart and Giant stores located in Kentlands Square.

The designated land use for the entire study area is commercial-industrial-research-office. Nearby land uses include Kentlands residential and Kentlands Square Retail Center. Residential developments are located to the west of the study area on Quince Orchard Road. Office land uses are located to the northeast of the study area, and these office uses are part of the Quince Orchard Park development.

SPECIAL STUDY AREA REVIEW

The City of Gaithersburg held a Stakeholders Meeting on May 8, 2002 for the Uptons and Boston Market parcels as part of the Master Plan update process. The stakeholders were informed of their role in shaping the future of Kentlands, and they were requested to provide information on how the Uptons/Boston Market site could change and improve. The stakeholders were asked to consider what are the most economically and socially beneficial land use alternatives for the study area. They were also asked to provide insight into the challenges and opportunities for addressing growth and change in the area.

The stakeholders were presented with several land use options and spent time brainstorming additional land use options. The land use options were reduced to three preferred options: 1. Mixed; 2. Educational, and 3. Recreational

PROPOSED LAND USE OPTIONS

The three preferred options were presented to the Mayor and City Council and Planning Commission during a public work session on May 28, 2002. The Mayor and City Council endorsed a mixed land use option for the study area.

SUBSEQUENT LAND USE DECISIONS

A Schematic Development Plan for a mixed use development was approved by the Mayor and City Council for the study area on July 15, 2002 (Resolution R-77-02) for 307 residential apartments; 13,193 sq. ft. of commercial/office space; 1,500 sq. ft. of leasing office; 5,413 sq. ft. of clubhouse amenity space; a 6.5 level parking garage; and a 30,000 sq. ft. office building. Final site plans for both Parcels H & I are approved.

Land Use and Zoning Action

- Designate as **Commercial-Office-Residential**
- Zoning remains **MXD** (Mixed Use Development).